

## MAJOR SITE PLAN

# MULTI-FAMILY RESIDENTIAL

## 306 JOHNSTON AVE

## JERSEY CITY, NJ 07304

### BLOCK:17504, LOT:16

### HUDSON COUNTY

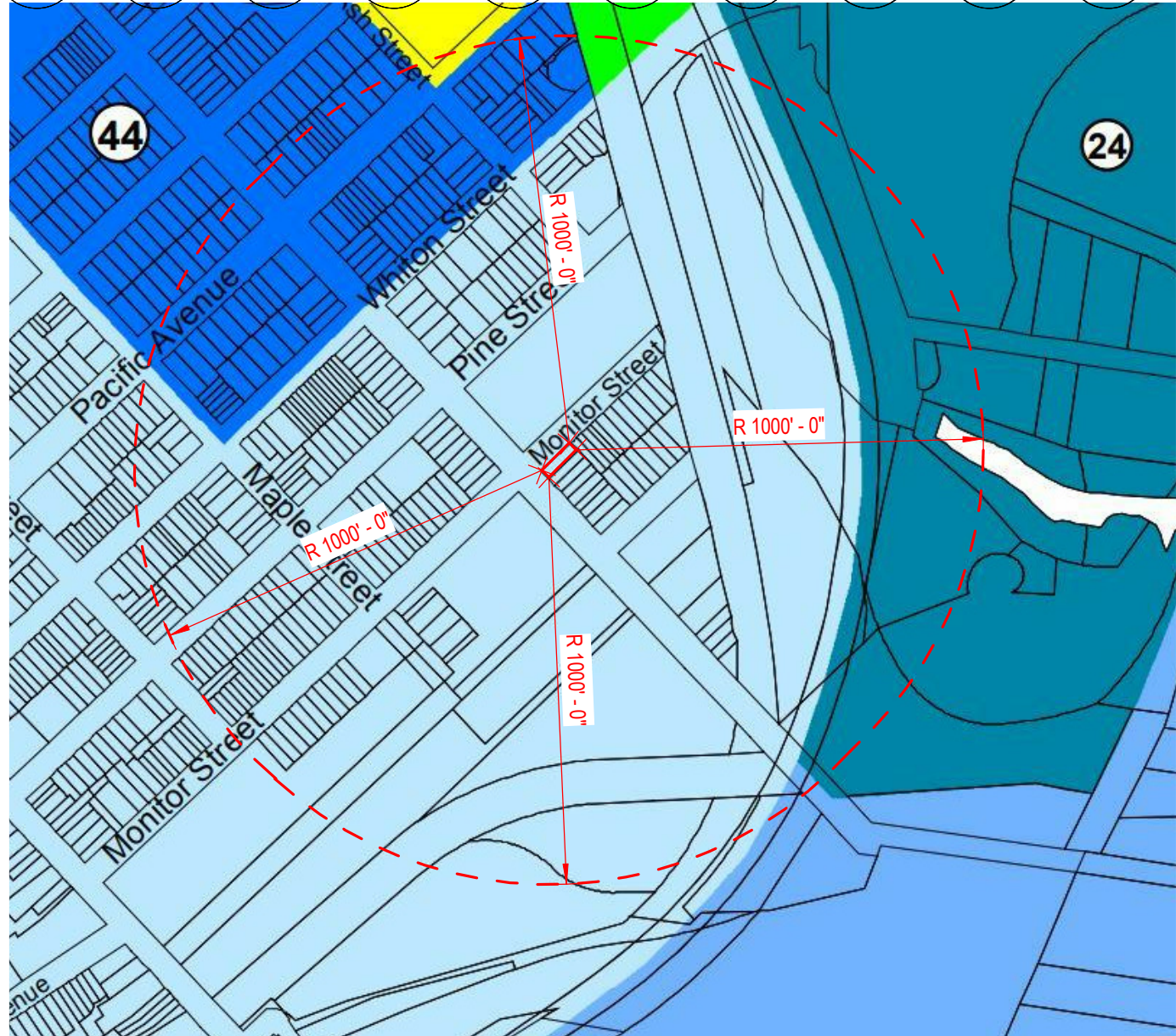
ZONING TABULATION CHART (ZONE 58 - MORRIS CANAL REDEVELOPMENT PLAN- TOD NORTH)						
ITEM	REQUIRED	EXISTING	APPROVED	PROPOSED	DEVIATIONS	NOTE
MIN. LOT AREA	EXISTING	2,272 SF	2,272 SF	NO CHANGE	NO	
MIN. FRONT YARD SETBACK	0'-0"	N/A	0'-0"	NO CHANGE	NO	
MIN. REAR YARD SETBACK	5'-0" FOR GROUND FLOOR COMMERCIAL WITHOUT PARKING 5'-0" FOR UPPER OR RESIDENTIAL FLOORS *	N/A	5'-0"	NO CHANGE	NO	
MIN. SIDE YARD SETBACK	0'-0"	N/A	0'-0" & 3'-0"	0'-0" & 0'-7"	NO	
MAX. STRUCTURE HEIGHT	5 STORIES - 59'-0" PERMITTED WITH AFFORDABLE HOUSING BONUS ~	N/A	52'-6"	55'-0"	NO	
MIN. FLOOR TO CEILING HEIGHT - RESIDENTIAL FLOOR	9'-0" MIN	N/A	9'-0"	NO CHANGE	NO	
BICYCLE PARKING	1 SPACE PER DWELLING UNIT	N/A	9 SPACES	NO CHANGE	NO	
AFFORDABLE HOUSING BONUS	2 UNITS **	N/A	2	NO CHANGE	NO	
SIGNAGE	SIGNAGE PERMITTED ON PRIMARY FACADE 20 SF OR 5% OF THE GROUND FLOOR AREA OF THAT PORTION OF THE PRIMARY FACADE APPLICABLE TO THE COMMERCIAL USE, WHICHEVER IS SMALLER* MONITOR STREET- RETAIL 1: 20 SF; RETAIL 2: 10.75 SF; LOBBY ENTRANCE: 16.85 SF JOHNSTON AVE- RETAIL 1: 20 SF	N/A	MONITOR STREET- RETAIL 1: 2.24 SF; RETAIL 2: 2.31 SF; LOBBY ENTRANCE: 3.54 SF JOHNSTON AVE- RETAIL 1: 2.24 SF	NO CHANGE	NO	
ROOF APPURTENANCES	MECHANICAL AND OTHER ROOF APPURTENANCES AND STRUCTURES SHALL NOT EXCEED 20% OF THE ROOF AREA AND SHALL BE PROPERLY SHIELDED.	N/A	20%	32%	YES	PROPOSED APPURTENANCES ARE IN ACCORDANCE WITH 1510, AREA LIMITATION, AND DO NOT EXCEED 1/3 THE AREA OF THE SUPPORTING ROOF DECK

\* CORNER BONUS: FOR CORNER LOTS THE REAR YARD SETBACK FOR UPPER OR RESIDENTIAL FLOORS SHALL BE 5'-0" PROVIDED THAT THE SIDE WALL OF THE BUILDING OPPOSITE THE SECONDARY OR SIDE STREET FRONTAGE SHALL BE LOCATED NOT MORE THAN 65 FEET FROM THE SIDE STREET LINE  
~ AFFORDABLE HOUSING BONUS: CORNER LOTS OVER 2,000 SF SHALL BE PERMITTED A MAXIMUM HEIGHT OF 5 STORIES AND 59' PROVIDED THAT THE 5TH FLOOR IS SETBACK 4 FEET FROM THE FRONT PROPERTY LINE, 2 FEET FROM THE SIDE STREET LINE, AND 2 FEET FROM THE REAR WALL OF THE BUILDING.  
\*\* FOR BUILDINGS UNDER 10 UNITS, ONLY 1 MODERATE INCOME UNIT WILL BE REQUIRED AS AFFORDABLE HOUSING ON SITE. OWNER WILL DEDICATE 1 UNIT OF THE PROPOSED 8 AS AFFORDABLE HOUSING AND FOR THE SECOND, MAKE A CONTRIBUTION TO THE JERSEY CITY AFFORDABLE HOUSING TRUST FUND.

BUILDING AND SITE DATA	
ITEM	DATA
BLOCK NO.	17504
LOT NO.	16
ZONING	MORRIS CANAL REDEVELOPMENT PLAN
SITE AREA	2,272 SF
OCCUPANCY	R, M
USE GROUP	R-2, M
CONSTRUCTION TYPE	JA-VA
BUILDING AREA	10,661 SF
VOLUME	123,148 CU FT
PRIMARY STRUCTURAL FRAME FIRE RATING	3 HR, 1 HR
EXTERIOR BEARING WALL FIRE RATING	3 HR, 1 HR
INTERIOR BEARING WALL FIRE RATING	3 HR, 1 HR
NON-BEARING INTERIOR WALLS AND PARTITIONS	0 HR, 0 HR
FIRE RATING	
FLOOR CONSTRUCTION FIRE RATING	2 HR, 1 HR
ROOF CONSTRUCTION FIRE RATING	1 1/2 HR, 1 HR



1 LOCATION MAP  
1" = 100'-0"



2 ZONING MAP  
1" = 400'-0"

ZONING DISTRICTS WITHIN 1000'	
ZONE	TYPE
P/O	PARKS/OPEN SPACE
R-3	MULTI-FAMILY MID-RISE
ZONE 24	GRAND JERSEY
ZONE 44	LAFAYETTE PARK
ZONE 58	MORRIS CANAL



5 3D VIEW

GROSS BUILDING AREA	
NAME	AREA
FIRST FLOOR	
SECOND FLOOR	2036 SF
THIRD FLOOR	2098 SF
FOURTH FLOOR	2098 SF
FIFTH FLOOR	1792 SF
ROOF STRUCTURE	540 SF
	10661 SF

GROSS UNIT AREA	
NAME	AREA
SECOND FLOOR	
UNIT 201 (TYPE A)	696 SF
UNIT 202 (TYPE B)	687 SF
	1383 SF
THIRD FLOOR	
UNIT 301 (TYPE A)	696 SF
UNIT 302 (TYPE B)	687 SF
	1383 SF
FOURTH FLOOR	
UNIT 401 (TYPE A)	696 SF
UNIT 402 (TYPE B)	687 SF
	1383 SF
FIFTH FLOOR	
UNIT 502 (TYPE D)	582 SF
UNIT 501 (TYPE C)	551 SF
	1133 SF
	5262 SF

TOTAL # ONE BEDROOMS	2
TOTAL # TWO BEDROOMS	6
TOTAL # UNITS	8

ARCHITECTURAL SHEET LIST	
NUMBER	NAME
A-000	TITLE SHEET
A-001	CONTEXT PHOTOS
A-090	SITE AND REFUSE PLAN
A-101	FIRST FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	THIRD FLOOR PLAN
A-104	FOURTH FLOOR PLAN
A-105	FIFTH FLOOR PLAN
A-106	ROOF DECK PLAN
A-200	EXTERIOR ELEVATION NORTH WEST FACADE
A-201	EXTERIOR ELEVATION - SOUTH WEST AND NORTH EAST FACADES
A-202	EXTERIOR ELEVATION SOUTH EAST FACADE
A-210	ENLARGED ELEVATION AND SIGNAGE DETAILS
A-300	BUILDING SECTION
A-301	BUILDING SECTION
A-600	AXON VIEW

CIVIL SHEET LIST	
NUMBER	NAME
C-1	SITE PLAN
C-2	GRADING, DRAINAGE & UTILITY PLAN
C-3	SOIL EROSION & SEDIMENT CONTROL PLAN
C-4	LIGHTING PLAN
C-5	UTILITY NOTES AND DETAILS
C-6	CONSTRUCTION DETAILS
C-7	CONSTRUCTION DETAILS

DESIGN:

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STATE OF NEW JERSEY  
REGISTERED ARCHITECT  
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PROJECT:

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MULTI-FAMILY RESIDENTIAL  
306 JOHNSTON AVE  
JERSEY CITY, NJ 07304  
BLOCK:17504 LOT:16

CLIENT:

306 JOHNSTON LLC  
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ZONING SUBMISSION:		
PLANNING SUBMISSION:		05 JUNE 2019
PERMIT SUBMISSION:		
PROGRESS:		09 JUNE 2020
REVISIONS		
NO.	DATE	DESCRIPTION
2	7-17-19	RESPONSE TO PLANNING COMMENTS
3	9-20-19	RESPONSE TO PLANNING COMMENTS
4	6-09-20	MAJOR SITE PLAN APPLICATION
5	6-22-20	RESPONSE TO PLANNING COMMENTS

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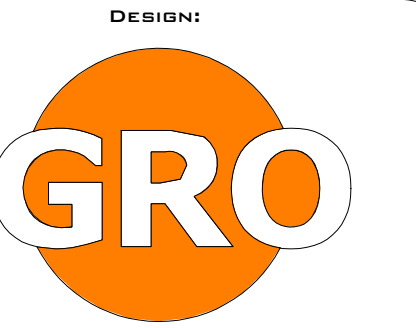
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TITLE SHEET

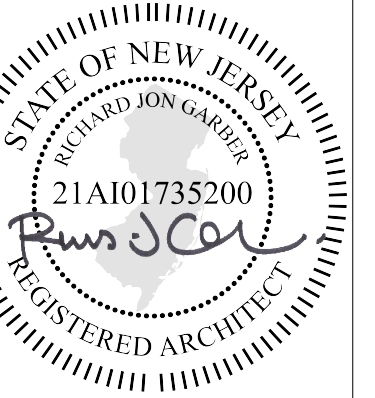
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**ENDING SUBMISSION:**

PLANNING SUBMISSION: 05 JUNE 2019

PERMIT SUBMISSION:

PROGRESS: 09 JUNE 2020

## VISIONS

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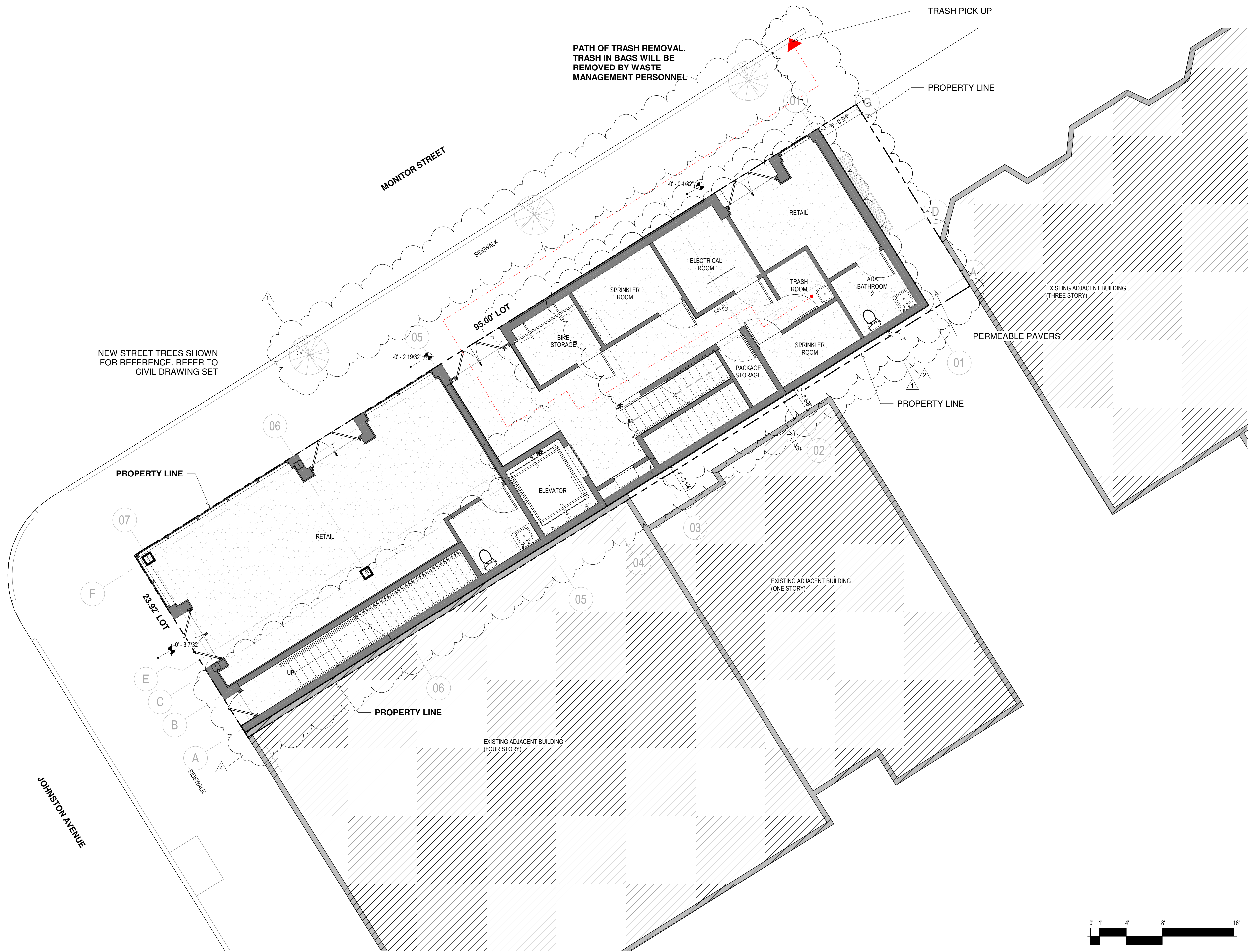
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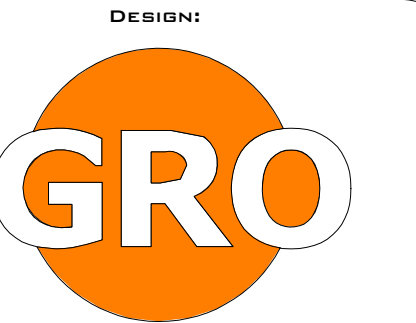
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1 PROPOSED SITE PLAN  
3/16" = 1'-0"



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REVISIONS

NO.	DATE	DESCRIPTION
1	7-10-19	RESPONSE TO PLANNING COMMENTS DATED 7-8-19
2	7-17-19	RESPONSE TO PLANNING COMMENTS
4	6-09-20	MAJOR SITE PLAN APPLICATION

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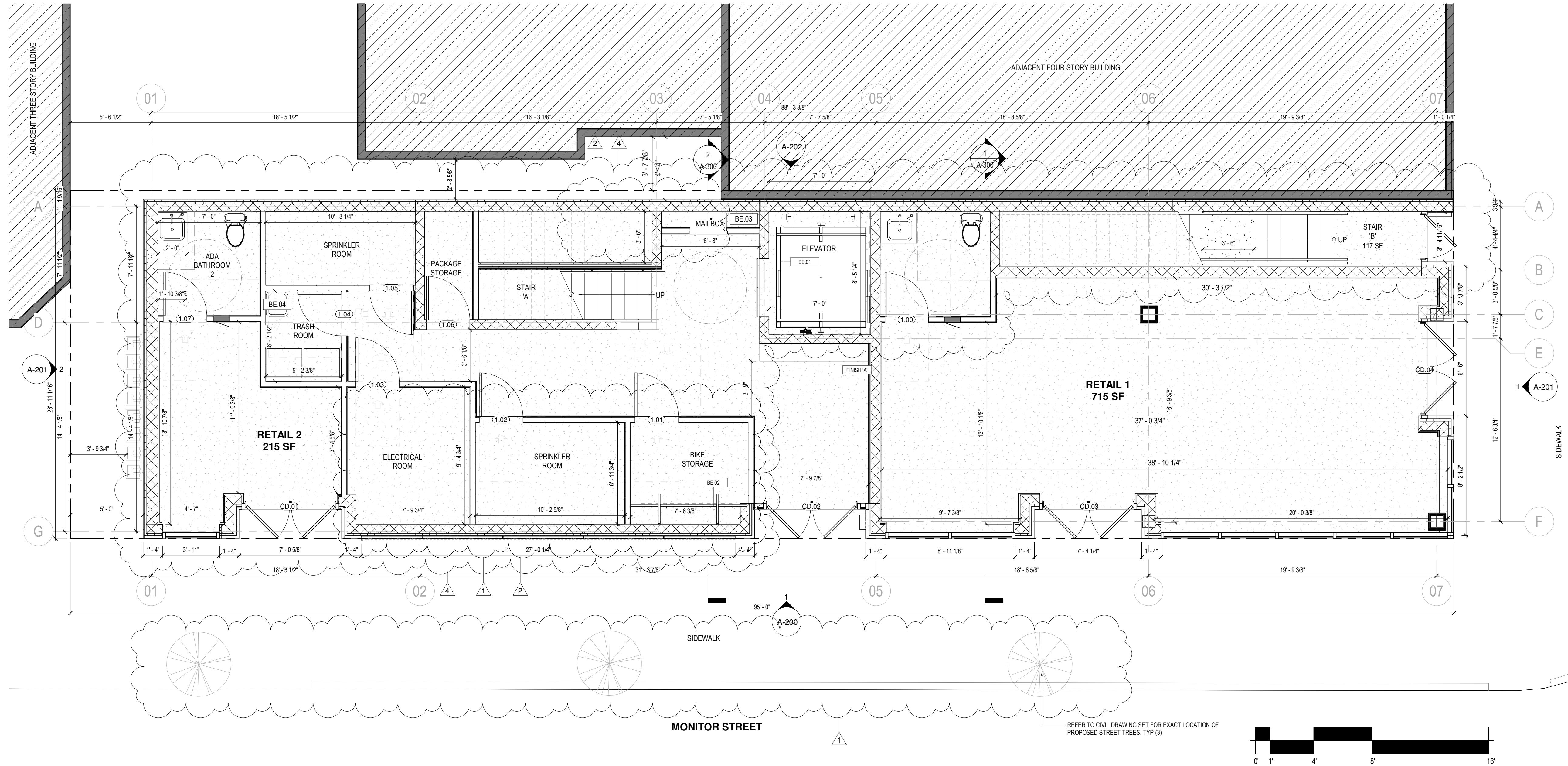
SITE AND REFUSE PLAN

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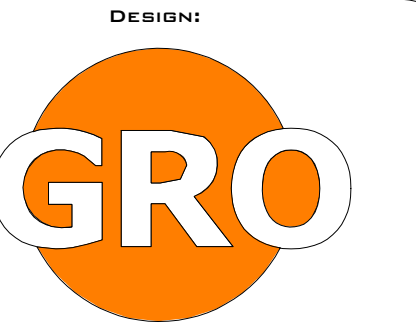
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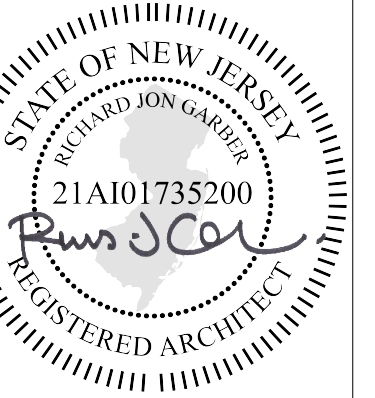




1 FIRST FLOOR PLAN  
1/4" = 1'-0"



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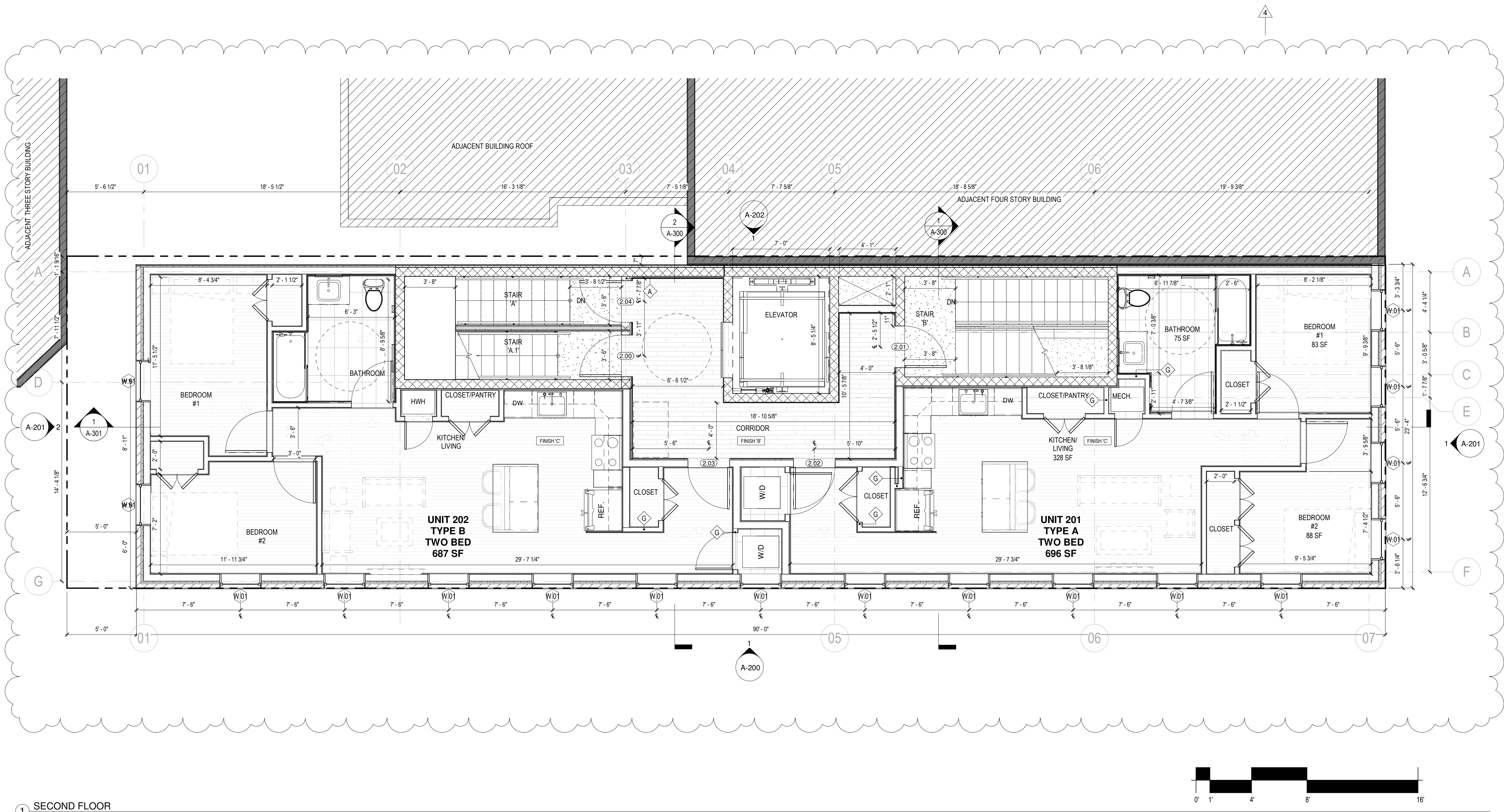
FIRST FLOOR PLAN

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1 SECOND FLOOR  
1/4" = 1'-0"

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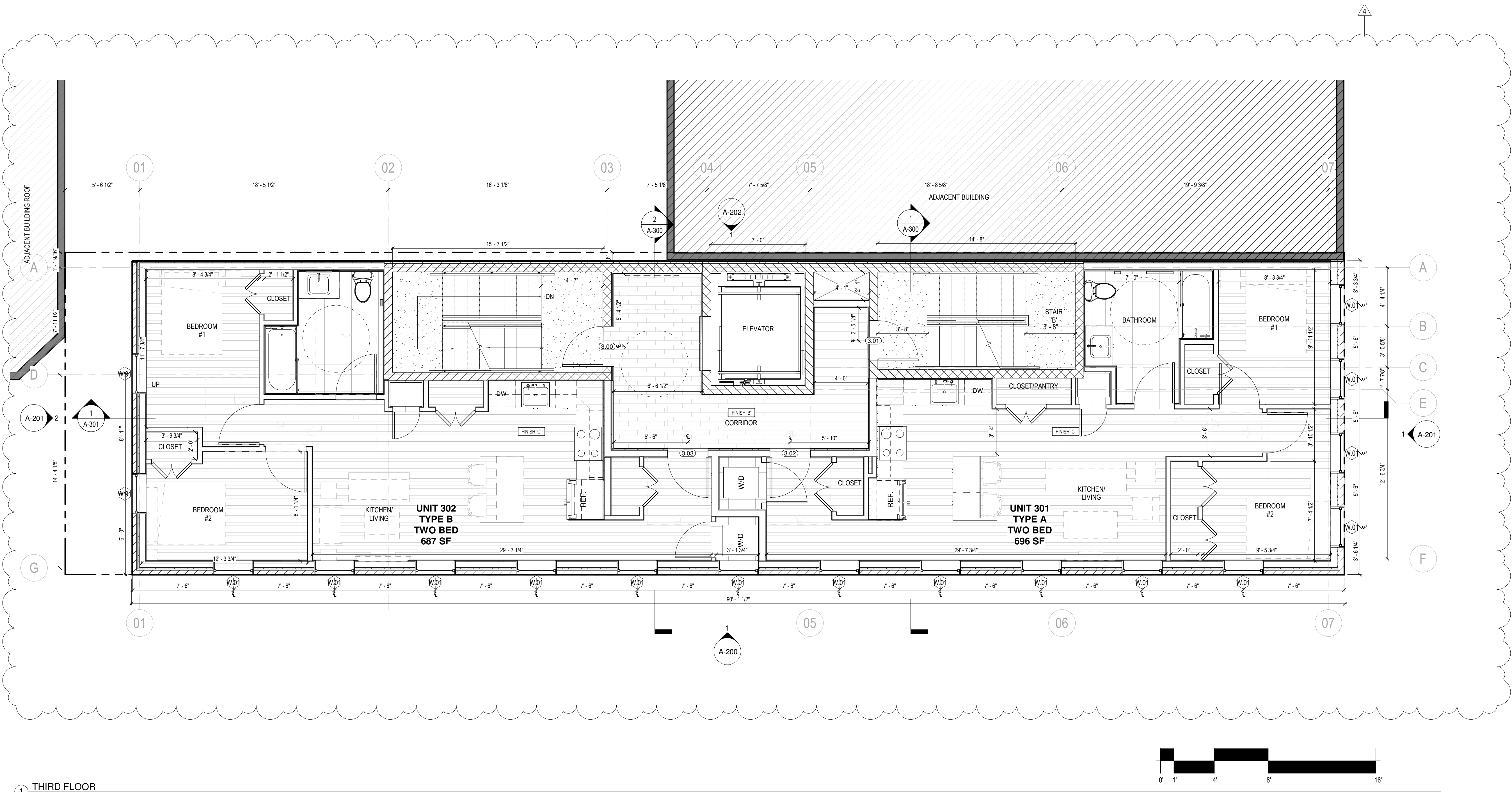
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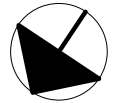
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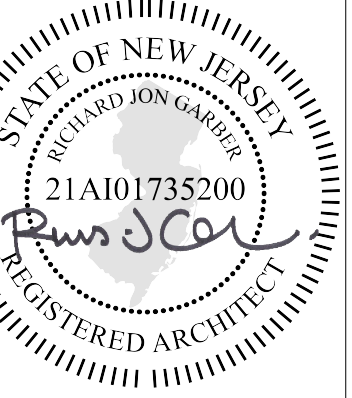


1 THIRD FLOOR  
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Author

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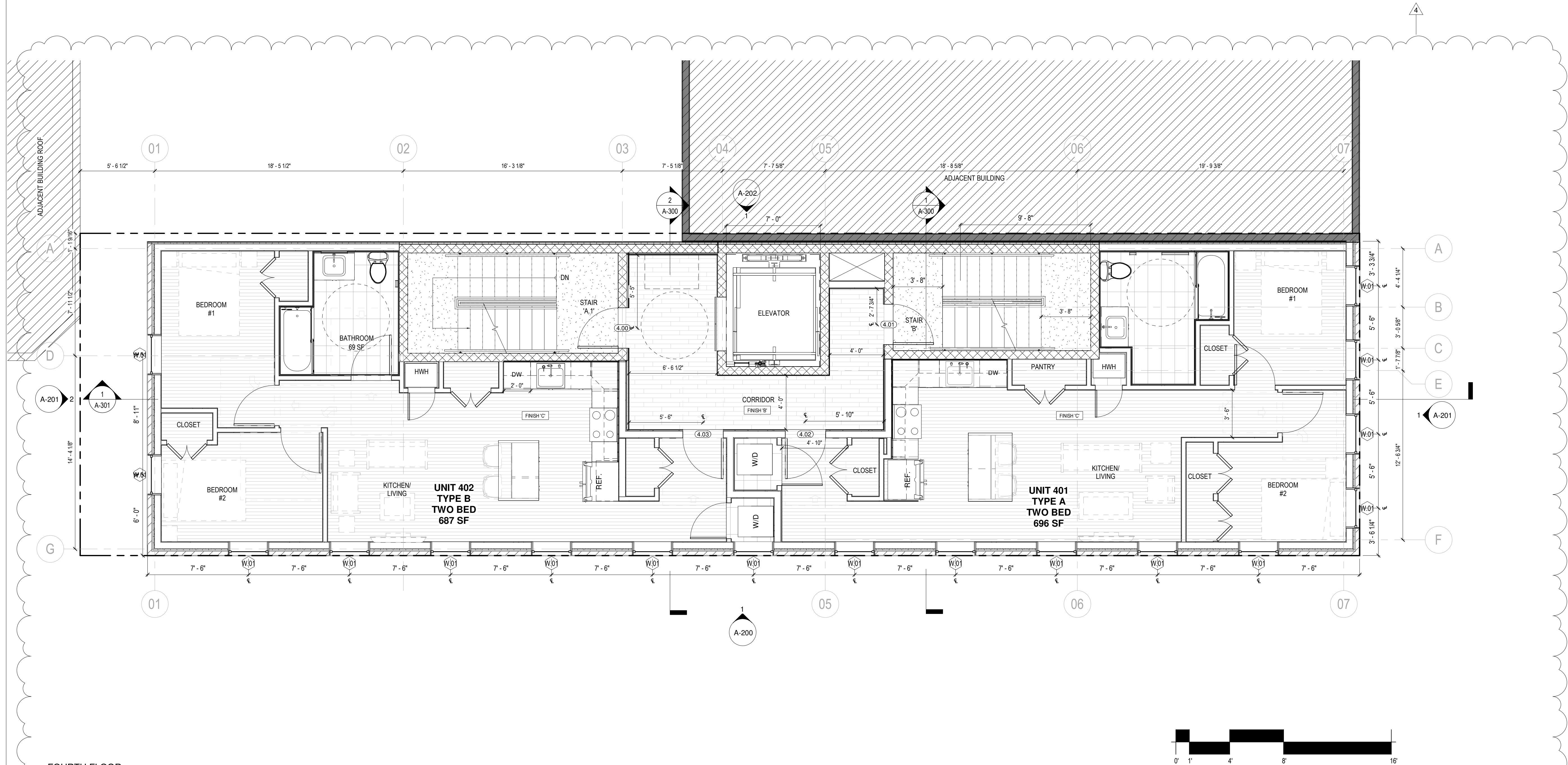
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THIRD FLOOR PLAN

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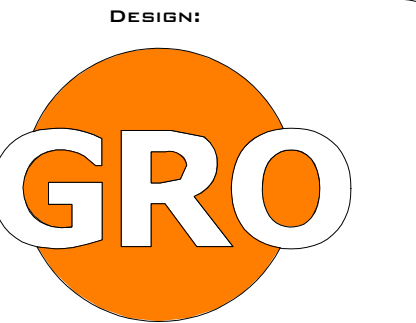
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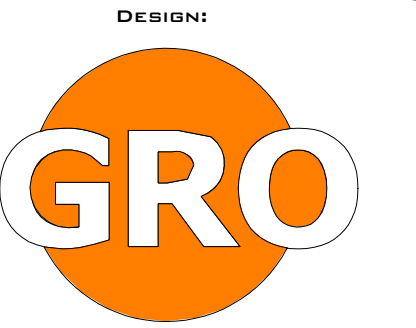
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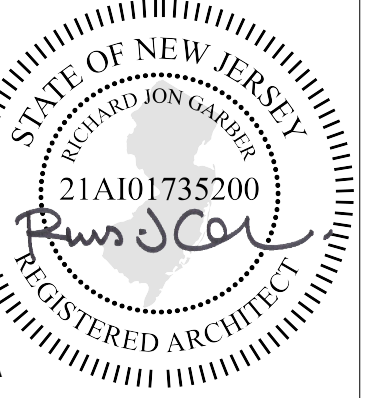
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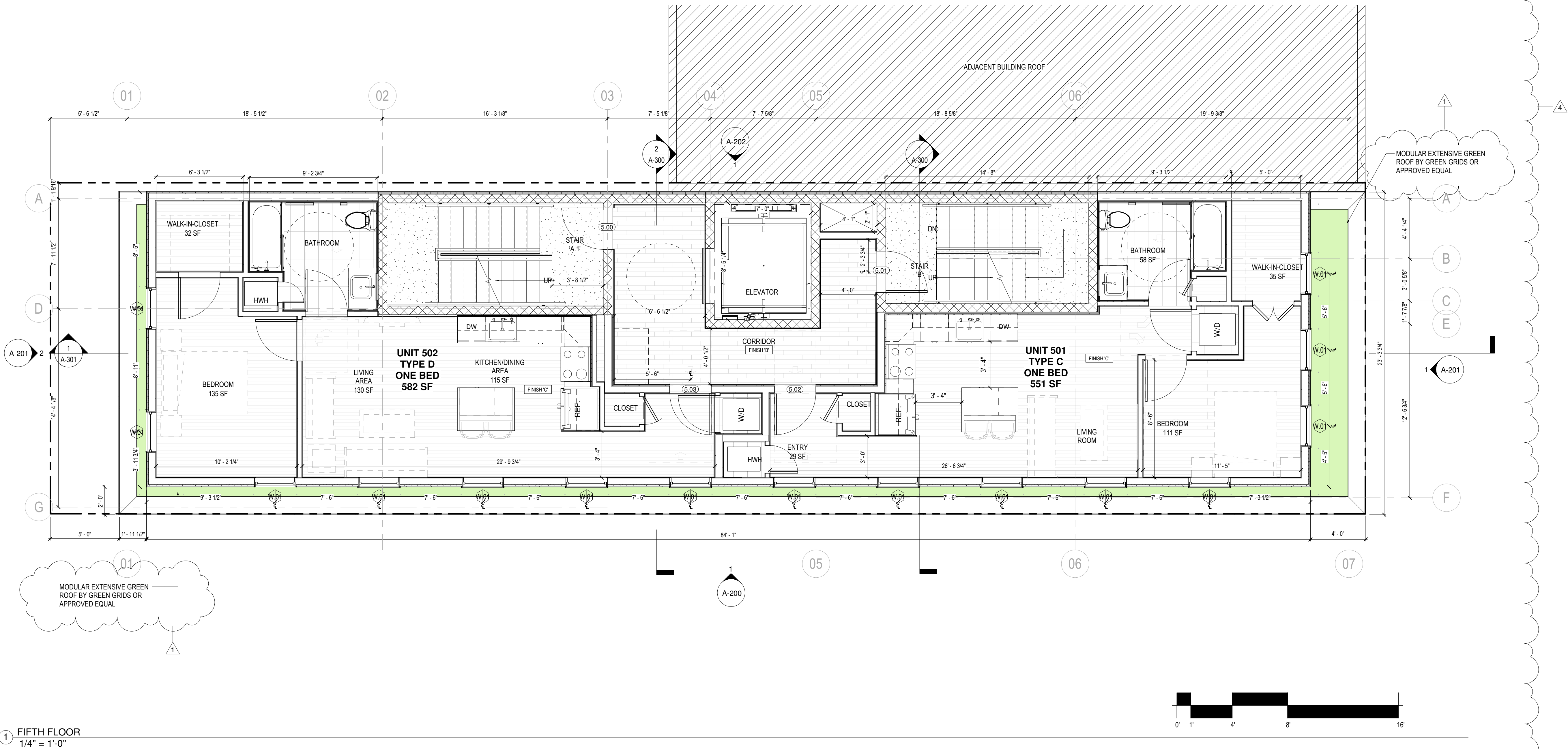
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FIFTH FLOOR PLAN

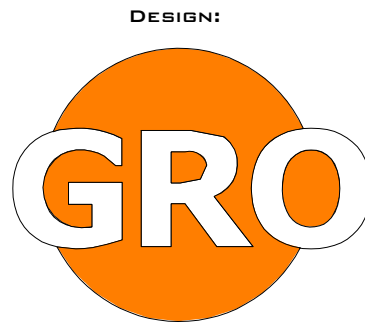
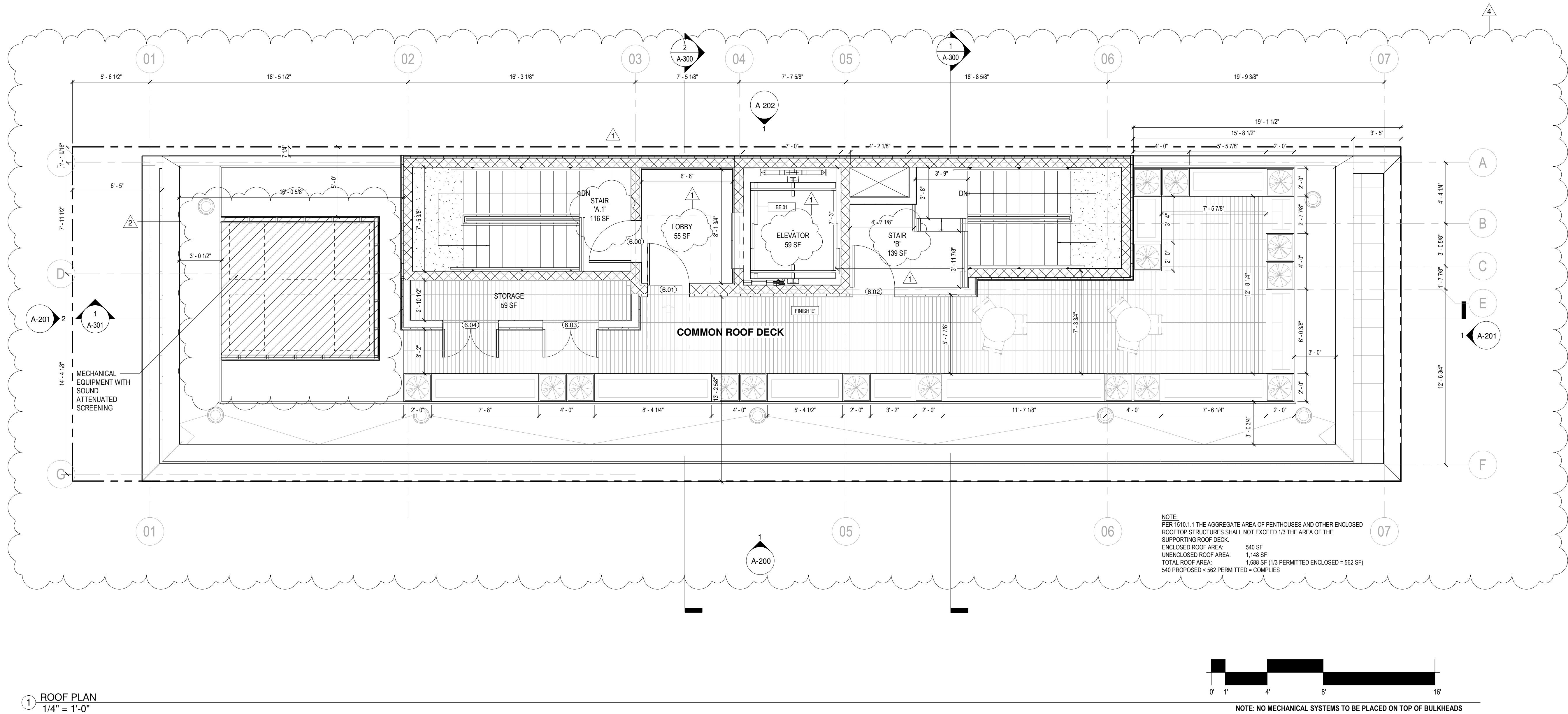
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ZONING SUBMISSION:  
PLANNING SUBMISSION: 05 JUNE 2019  
PERMIT SUBMISSION:

PROGRESS: 09 JUNE 2020

REVISIONS		
NO.	DATE	DESCRIPTION
1	7-10-19	RESPONSE TO PLANNING COMMENTS DATED 7-8-19
2	7-17-19	RESPONSE TO PLANNING COMMENTS
4	6-09-20	MAJOR SITE PLAN APPLICATION

NOT FOR CONSTRUCTION

PROJECT NUMBER: AE, JP  
DESIGNED BY: CHECKED BY:

SHEET TITLE:  
ROOF DECK PLAN

SHEET NO.: PAGE NO.:

A-106 rev:4





DESIGN:

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REGISTERED ARCHITECT

21A101735200

Richard Garber, AIA

NJ License #

21A101735200

Nicole Robertson, AIA

NJ License #

21A101651100

PROJECT:

MAJOR SITE PLAN

MULTI-FAMILY RESIDENTIAL

306 JOHNSTON AVE

JERSEY CITY, NJ 07304

BLOCK:17504 LOT:16

CLIENT:

306 JOHNSTON LLC

124 W 34TH STREET

BAYONNE, NJ 07002

201-978-6212

aamin9984@gmail.com

CONSULTANTS:

CIVIL

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<b>ZONING SUBMISSION:</b>		
<b>PLANNING SUBMISSION:</b>		05 JUNE 2019
<b>PERMIT SUBMISSION:</b>		
<b>PROGRESS:</b>		09 JUNE 2020
<b>REVISIONS</b>		
<b>NO.</b>	<b>DATE</b>	<b>DESCRIPTION</b>
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4	6-09-20	MAJOR SITE PLAN APPLICATION

NOT FOR CONSTRUCTION

PROJECT NUMBER:

DRAWN BY:

AE JP

DESIGNED BY:

CHECKED BY:

SHEET TITLE:

EXTERIOR ELEVATION NORTH

WEST FACADE

SHEET NO.:

PAGE NO.:

A-200 rev:4

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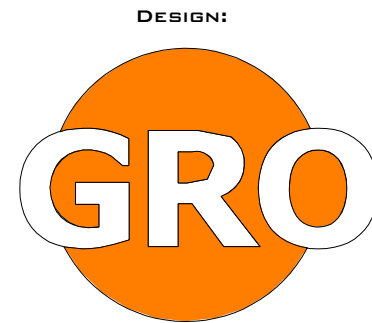
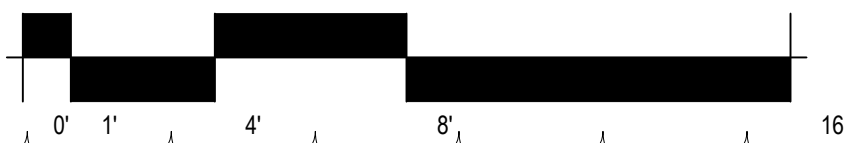




1 SOUTHWEST ELEVATION  
1/4" = 1'-0"

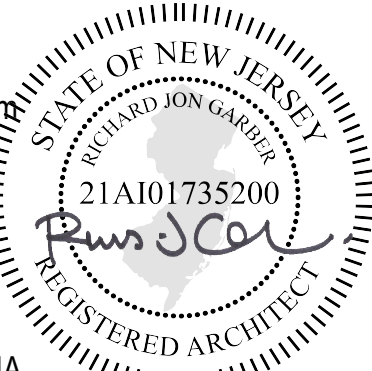


2 NORTHEAST ELEVATION  
1/4" = 1'-0"



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PROJECT:  
MAJOR SITE PLAN  
MULTI-FAMILY RESIDENTIAL  
306 JOHNSTON AVE  
JERSEY CITY, NJ 07304  
BLOCK:17504 LOT:16

CLIENT:  
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ZONING SUBMISSION:  
PLANNING SUBMISSION: 05 JUNE 2019

PERMIT SUBMISSION:  
PROGRESS: 09 JUNE 2020

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5	6-22-20	RESPONSE TO PLANNING COMMENTS

NOT FOR CONSTRUCTION

PROJECT NUMBER: DRAWN BY:  
AE

DESIGNED BY: CHECKED BY:

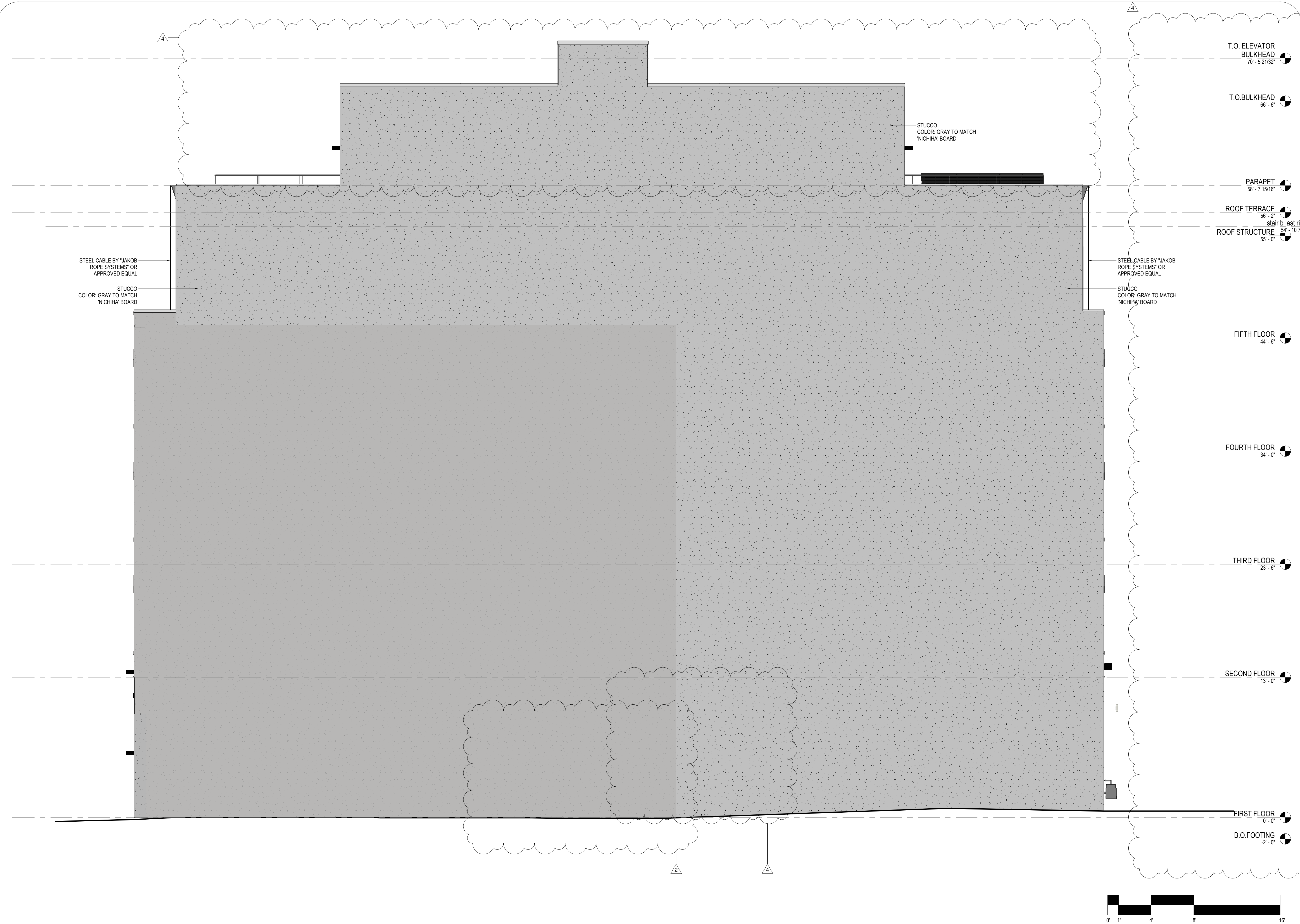
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EXTERIOR ELEVATION - SOUTH  
WEST AND NORTH EAST  
FACADES

SHEET NO.: PAGE NO.:

A-201 rev:5

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1 SOUTHEAST ELEVATION  
1/4" = 1'-0"

DESIGN:

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21A101651100

PROJECT:

MAJOR SITE PLAN  
MULTI-FAMILY RESIDENTIAL  
306 JOHNSTON AVE  
JERSEY CITY, NJ 07304  
BLOCK:17504 LOT:16

CLIENT:

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PLANNING SUBMISSION: 05 JUNE 2019		
PERMIT SUBMISSION:		
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4	6-09-20	MAJOR SITE PLAN APPLICATION

NOT FOR CONSTRUCTION

PROJECT NUMBER: DRAWN BY:  
Author

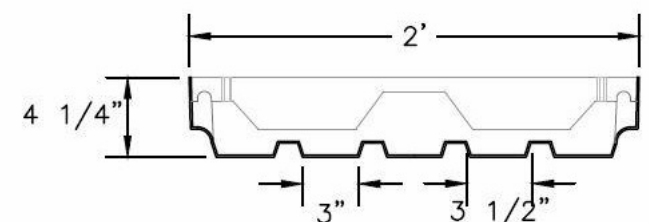
DESIGNED BY: CHECKED BY:

SHEET TITLE:  
EXTERIOR ELEVATION SOUTH  
EAST FACADE

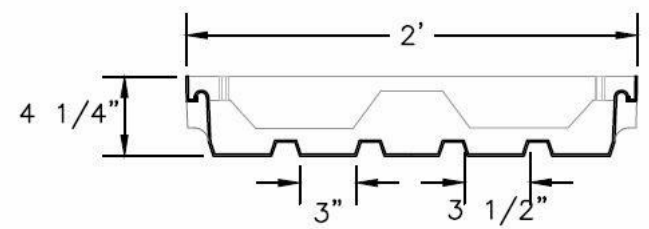
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A-202 rev:4

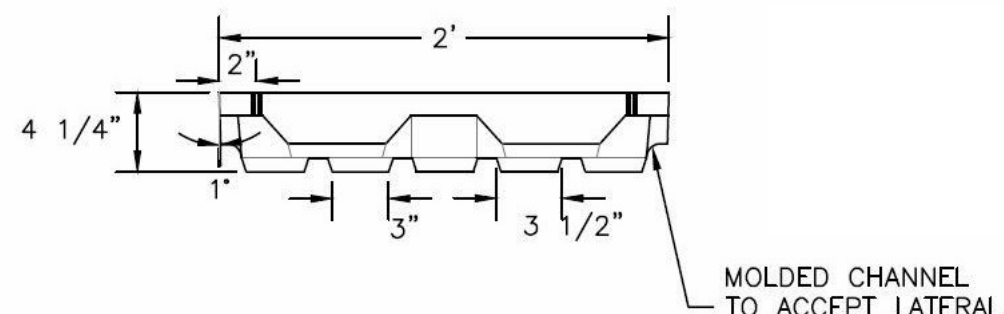




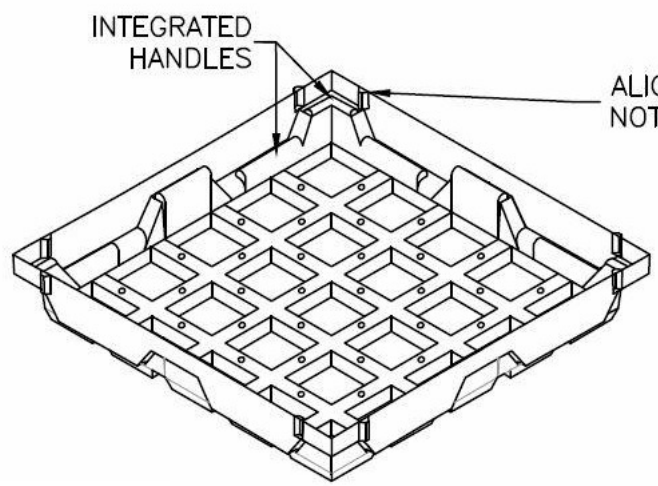
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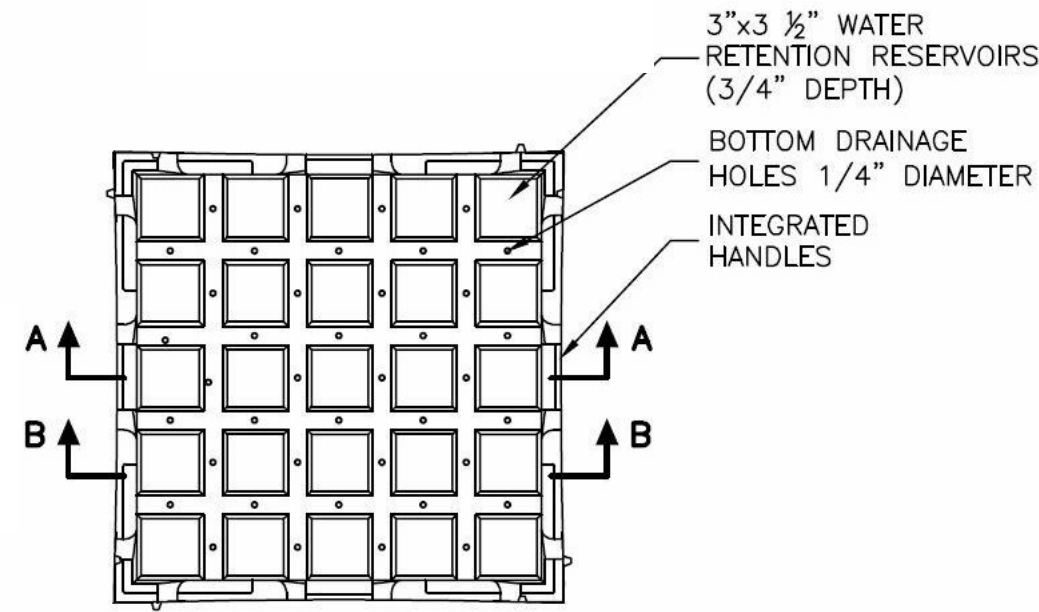
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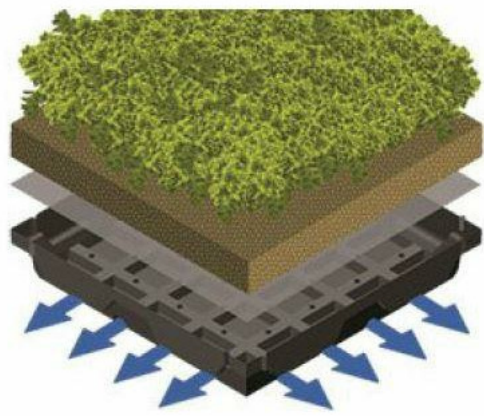
SIDE VIEW



ISOMETRIC VIEW



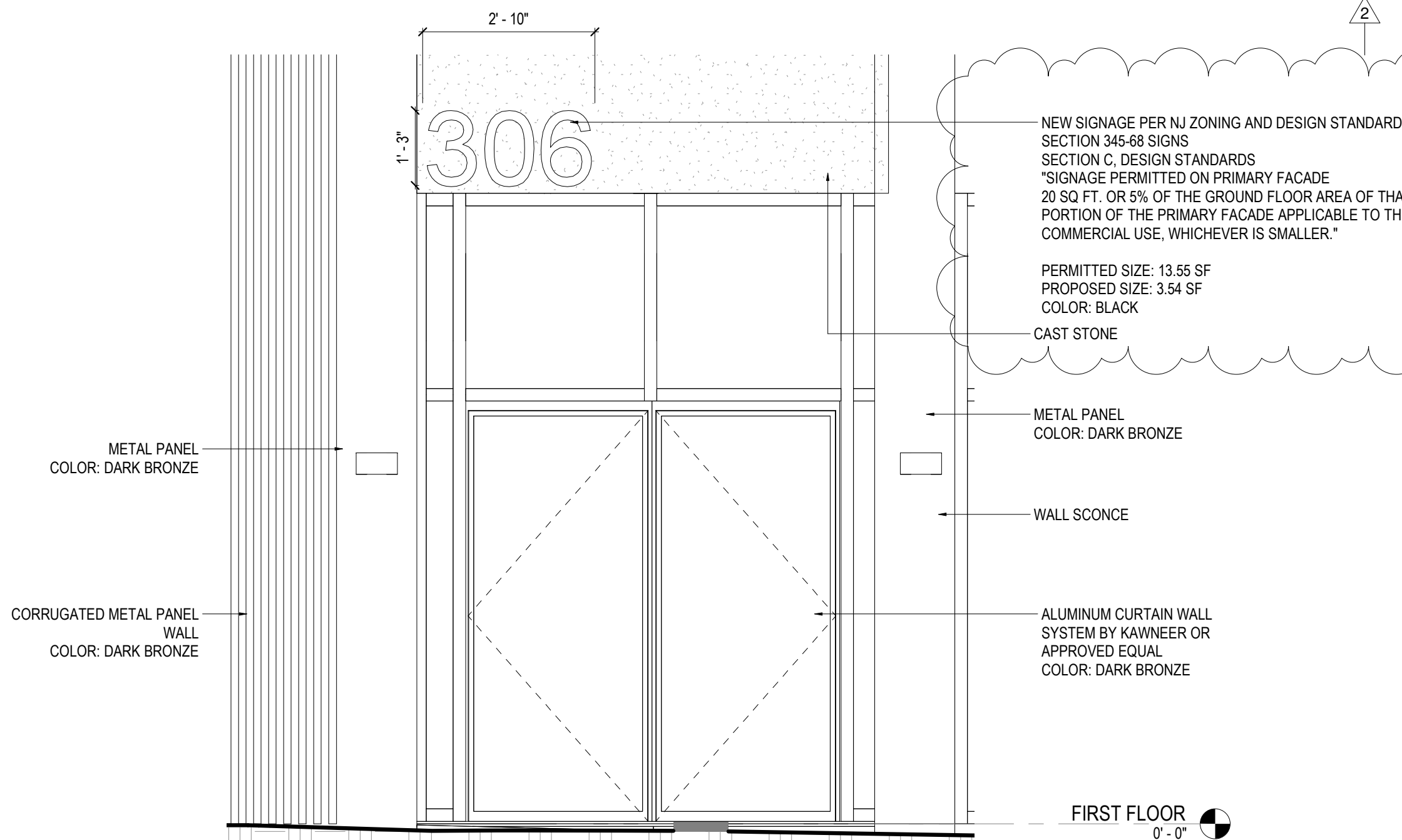
TOP VIEW



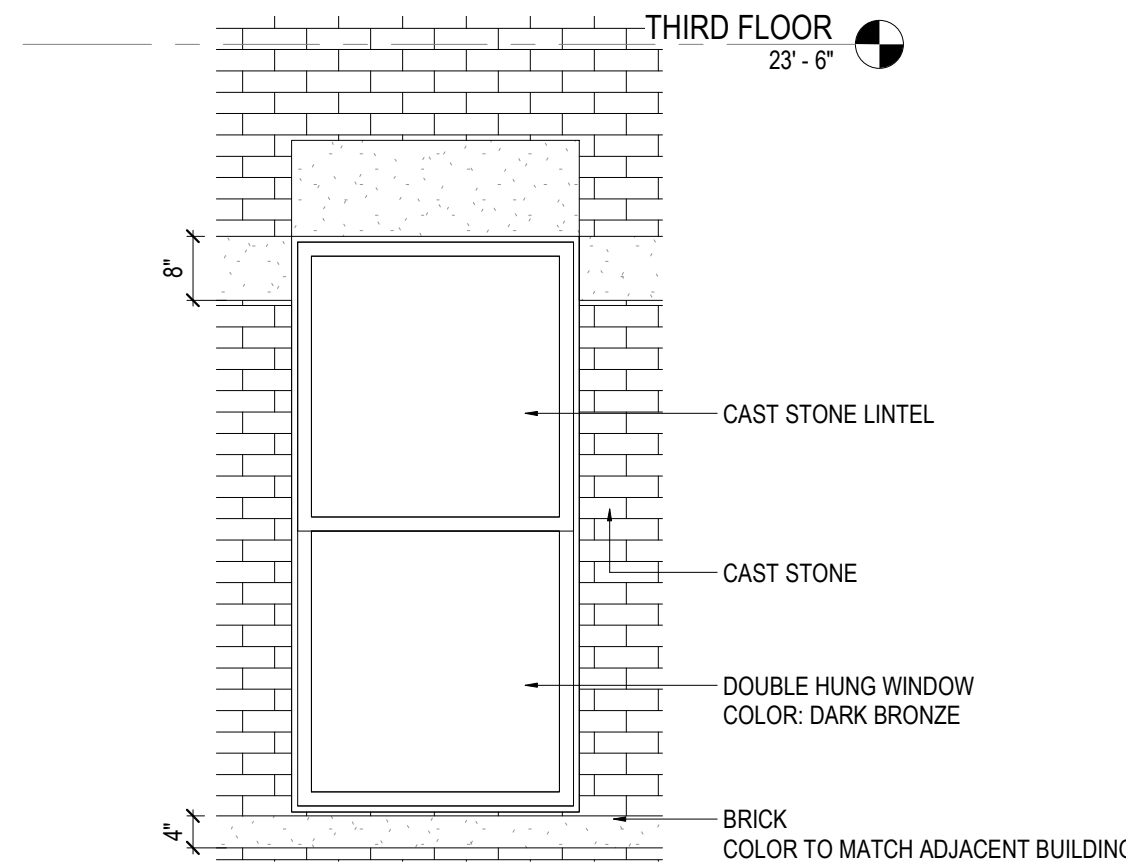
1 GREEN ROOF DETAILS



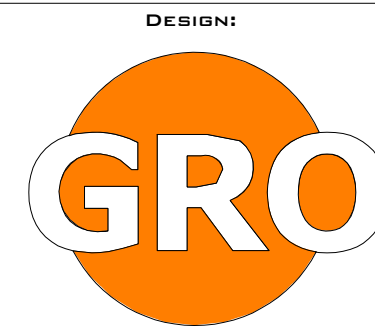
2.1 STEEL CABLE DETAILS  
3/32" = 1'-0"



3 ENLARGED ENTRANCE VIEW  
1/2" = 1'-0"



4 ENLARGED TYPICAL WINDOW  
1/2" = 1'-0"



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PROJECT:  
MAJOR SITE PLAN  
MULTI-FAMILY RESIDENTIAL  
306 JOHNSTON AVE  
JERSEY CITY, NJ 07304  
BLOCK:17504 LOT:16

CLIENT:  
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124 W 34TH STREET  
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ZONING SUBMISSION:

PLANNING SUBMISSION: 05 JUNE 2019

PERMIT SUBMISSION:

PROGRESS: 09 JUNE 2020

REVISIONS		
NO.	DATE	DESCRIPTION
1	7-10-19	RESPONSE TO PLANNING COMMENTS DATED 7-8-19
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NOT FOR CONSTRUCTION

PROJECT NUMBER: DRAWN BY:  
Author

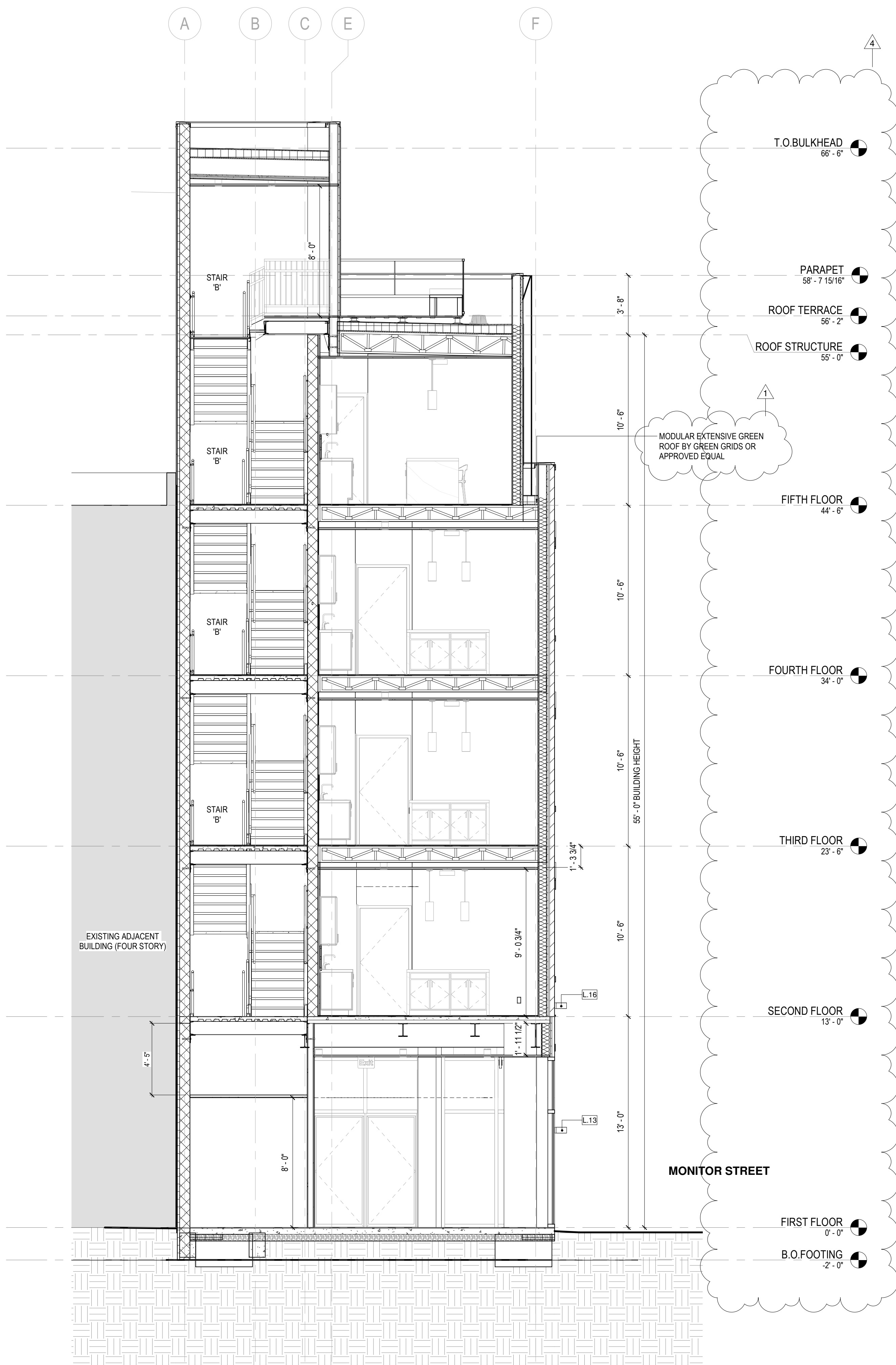
DESIGNED BY: CHECKED BY:

SHEET TITLE:  
ENLARGED ELEVATION AND  
SIGNAGE DETAILS

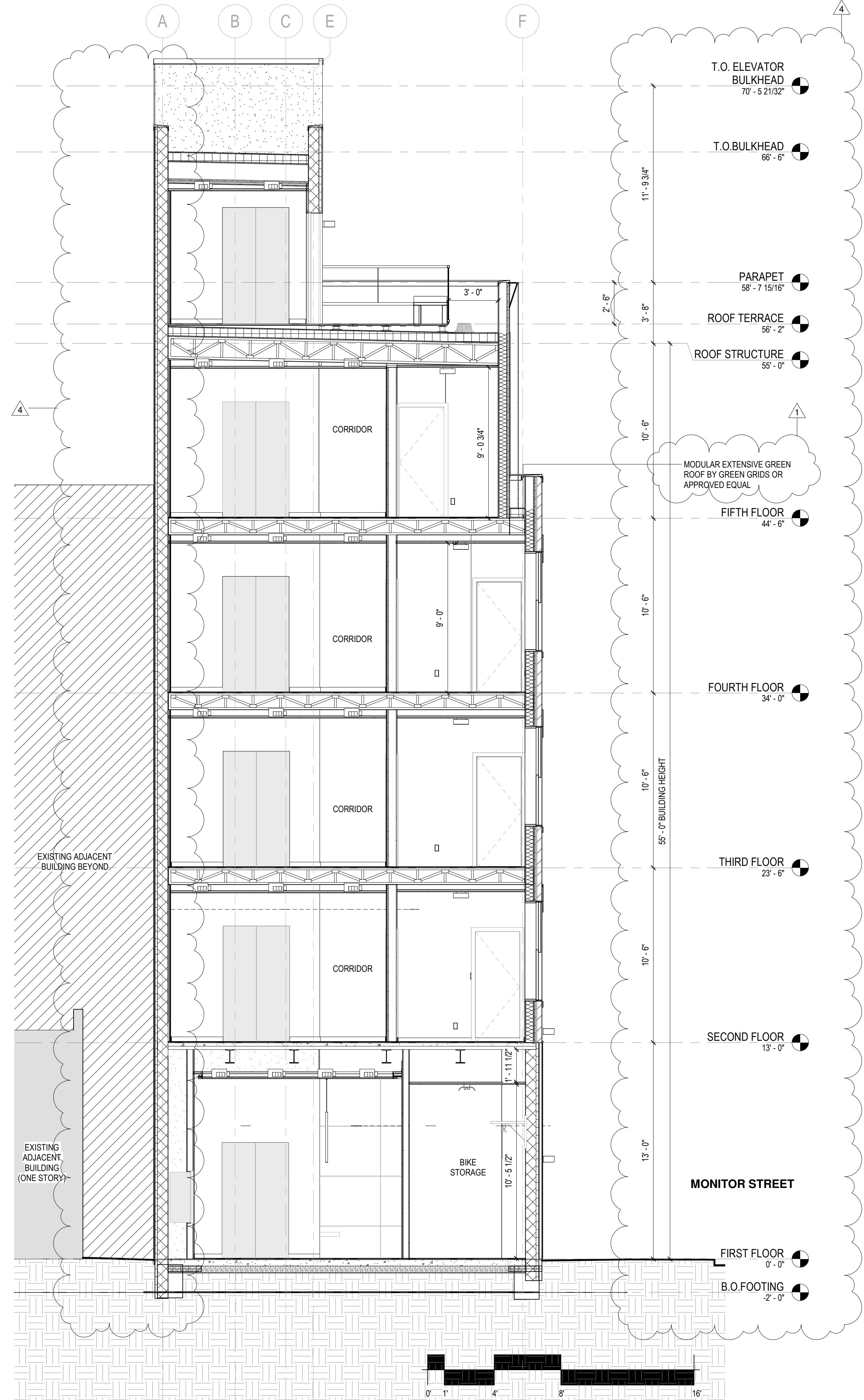
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A-210 rev:4

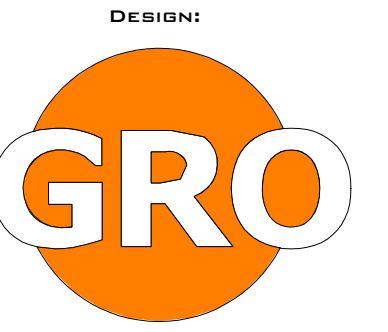




1 BUILDING SECTION 01  
1/4" = 1'-0"



2 BUILDING SECTION 02  
1/4" = 1'-0"



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MULTI-FAMILY RESIDENTIAL  
306 JOHNSTON AVE  
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NOT FOR CONSTRUCTION

PROJECT NUMBER: DRAWN BY:

DESIGNED BY: CHECKED BY:

SHEET TITLE:  
BUILDING SECTION

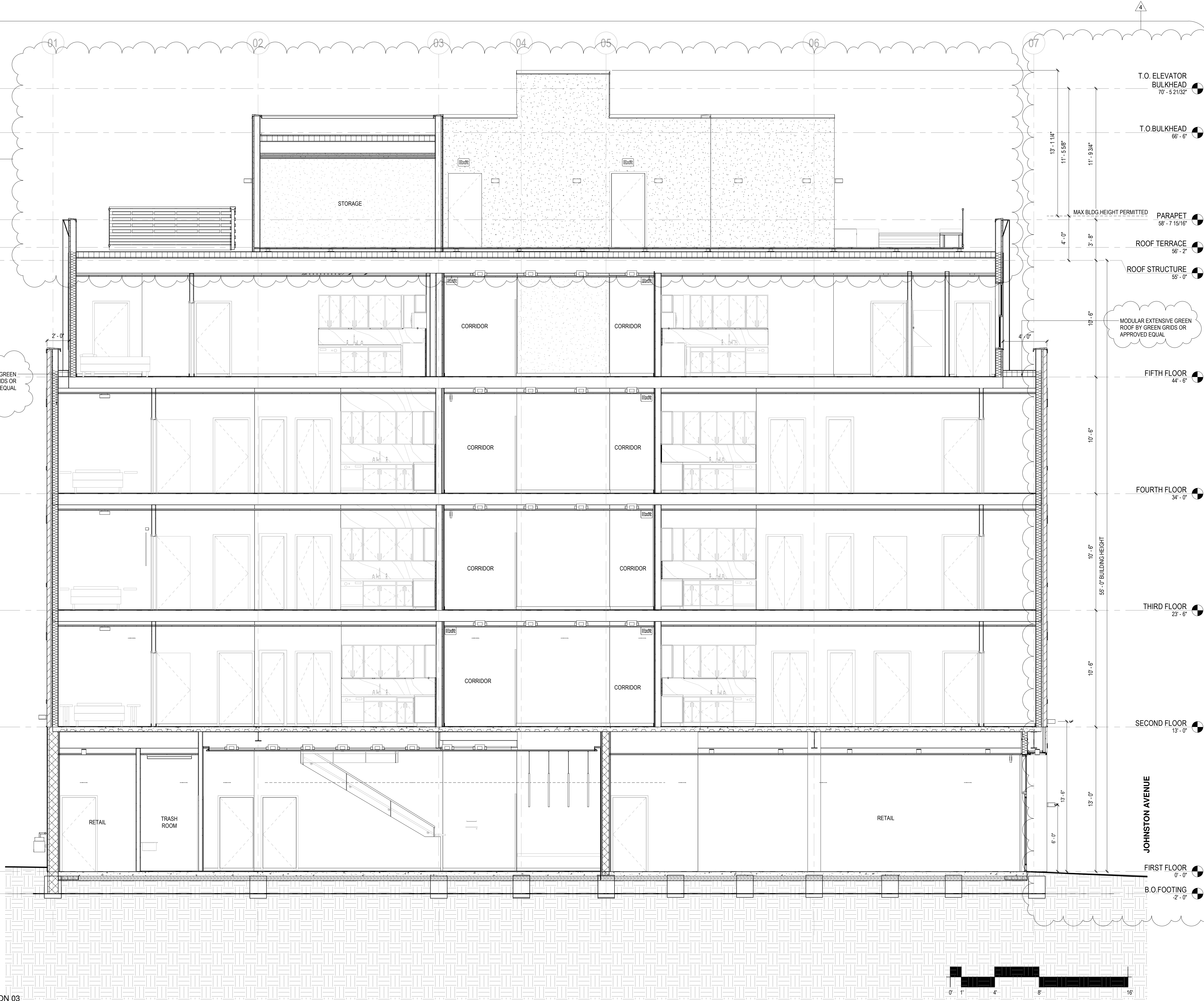
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1 BUILDING SECTION 03  
1/4" = 1'-0"



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PROJECT:  
MAJOR SITE PLAN  
MULTI-FAMILY RESIDENTIAL  
306 JOHNSTON AVE  
JERSEY CITY, NJ 07304  
BLOCK:17504 LOT:16

CLIENT:  
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NOT FOR CONSTRUCTION

PROJECT NUMBER:

DRAWN BY:

AE JP

DESIGNED BY:

CHECKED BY:

SHEET TITLE:

BUILDING SECTION

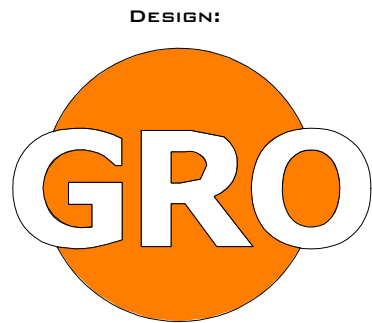
SHEET NO.:

PAGE NO.:

A-301 rev:4

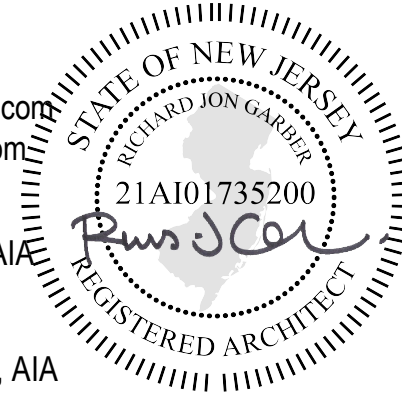
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PROJECT:

MAJOR SITE PLAN  
MULTI-FAMILY RESIDENTIAL  
306 JOHNSTON AVE  
JERSEY CITY, NJ 07304  
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Author

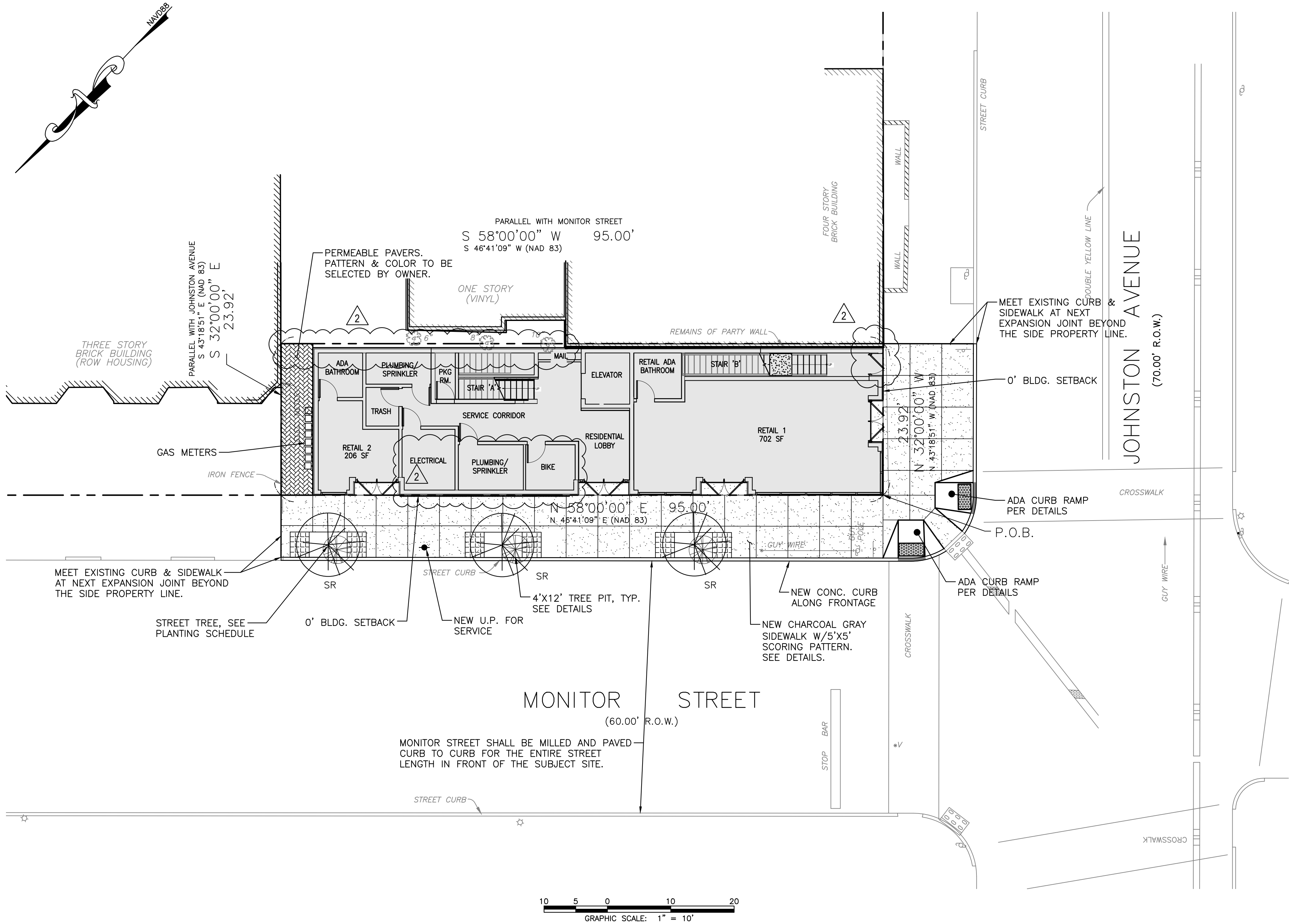
DESIGNED BY: CHECKED BY:

SHEET TITLE:  
AXON VIEW

SHEET NO.: PAGE NO.:

A-600





LEGEND & PLANTING SCHEDULE:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	MATURE SIZE (10-YEAR)	ROOT TYPE	SPACING
SR	3	SYRINGA RETICULATA 'SNOWCAP'	SNOWCAP TREE LILAC	2 1/2" - 3" CAL.	20' HIGH	B&B	SEE PLAN

GENERAL NOTES

- THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION WITHOUT THE PROFESSIONAL ENGINEER'S RAISED SEAL AND SIGNATURE AND THE WORDS "ISSUED FOR CONSTRUCTION".
- PROJECT SITE IS KNOWN AND DESIGNATED AS BLOCK 17504, LOTS 16, AS SHOWN ON THE CURRENT TAX MAP OF THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, CONTAINING 2,272 SQUARE FEET (0.052 ACRES).
- AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HERE IS BASED ON A SURVEY ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF 306 JOHNSTON AVENUE, LOT 16 IN BLOCK 17504 ON TAX MAPS OF, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY", PREPARED BY PRONESTI SURVEYING INC., REVISED 04/12/19. .
- ALL CONNECTIONS WITH EXISTING PAVEMENTS, CURBS, AND SIDEWALKS SHALL EXTEND TO THE NEXT EXPANSION JOINT BEYOND THE SIDE PROPERTY LINE.
- SEE ARCHITECTURAL PLANS FOR FLOOR PLANS, DETAILED BUILDING AND FOUNDATION DIMENSIONS AND BUILDING ELEVATIONS.
- THE CONTRACTOR SHALL NOTIFY THE JERSEY CITY DIVISION OF ENGINEERING IN WRITING AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORK.
- ALL IMPROVEMENTS MUST COMPLY WITH THE REQUIREMENTS OF CITY OF JERSEY CITY DIVISION OF ENGINEERING CONSTRUCTION GUIDELINES.
- ALL REGULATORY SIGNAGE SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS" (MUTCD), LATEST EDITION.
- ALL TRAFFIC SIGNS MUST BE RE-INSTALLED UPON COMPLETION OF THE CONSTRUCTION.
- ALL PLANTS MATERIALS SHALL BE FREE OF DISEASE AND INSECTS, AND SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK (ASNS) OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION FOR THE QUANTITY AND INSTALLATION OF THAT PLANT.
- ALL STREET TREES SHALL BE PROPERLY MAINTAINED. THE PROVISIONS OF JERSEY CITY ORDINANCE SECTION 345-75 SHALL APPLY. ALL STREET TREES SHALL BE GUARANTEED OR ONE YEAR FROM THE TIME OF PLANTING. DURING THE GUARANTEE PERIOD TIME, THE DEVELOPER OR OWNER IS RESPONSIBLE FOR REGULAR MAINTENANCE OF THE TREE, INCLUDING WEED REMOVAL, REPLACING MISSING SOIL OR MULCH AND MINOR PRUNING. DURING THE GUARANTEE PERIOD, TREES SHALL BE WATERED AT LEAST ONCE EVERY TWO WEEKS FROM MAY THROUGH OCTOBER. IF A TREE DIES DURING THE GUARANTEE PERIOD, IT SHALL BE REPLACED IN THE NEXT PLANTING SEASON.
- ALL DEMOLITION MATERIALS & DEBRIS, AND ALL ITEMS REMOVED FROM THE PROPERTY AND THE PUBLIC PROPERTIES ADJACENT, SHALL BE DISPOSED OF OUTSIDE THE CITY LIMITS OF JERSEY CITY IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY'S ENVIRONMENTAL COMMISSION AND IN ACCORDANCE WITH THE REGULATIONS AND LAWS OF THE NJDEP.
- TREE SPECIES AND PLANTING RELATED ISSUES SHALL BE COORDINATED WITH THE JERSEY CITY DIVISION OF PARK MAINTENANCE.
- THE JERSEY CITY DIVISION OF ENGINEERING RESERVES THE RIGHT TO INSPECT THE SITE AND IMPOSE ADDITIONAL IMPROVEMENTS TO ANY DAMAGED AREAS WITHIN THE CITY RIGHT-OF-WAY. ALL IMPROVEMENTS MUST COMPLY WITH THE REQUIREMENTS OF CITY OF JERSEY CITY, DIVISION OF ENGINEERING CONSTRUCTION GUIDELINES.
- UPON COMPLETION OF CONSTRUCTION PLEASE PROVIDE THIS OFFICE WITH AN AS-BUILT PLAN SHOWING ALL OF THE NEW IMPROVEMENTS

FLOOD HAZARD AREA NOTES

- THE FLOOD HAZARD AREA ELEVATION IS 12.0 IN THE NAVD88 DATUM AS DETERMINED BY METHOD 2 (FEMA TIDAL METHOD) PER NJAC 7:13-3.4(d). ALL ELEVATIONS ON THESE PLANS ARE RELATIVE TO NAVD88.
- THE ENTIRE SITE LIES WITHIN THE FLOOD HAZARD AREA.
- NO FLOODWAYS OR RIPARIAN ZONES EXIST WITHIN THE SITE.

NOTE:  
ALL OF THIS SITE LIES IN A FLOOD HAZARD AREA. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT 609-292-0060 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON SITE.

PROPERTY DESCRIPTION:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHWESTERLY SIDELINE OF JOHNSTON AVENUE AND THE SOUTHEASTERLY SIDELINE OF MONITOR STREET; THENCE RUNNING

- NORTHEASTERLY ALONG THE SAID SIDELINE OF MONITOR STREET, NORTH 58 DEGREES, 00 MINUTES, 00 SECONDS EAST, 95.00 FEET TO A POINT, THENCE
- SOUTHEASTERLY AND PARALLEL WITH JOHNSTON AVENUE, SOUTH 32 DEGREES, 00 MINUTES, 00 SECONDS EAST, 23.92 FEET TO A POINT, THENCE
- SOUTHWESTERLY PARALLEL WITH MONITOR STREET, TO AND THROUGH A PARTY WALL, SOUTH 58 DEGREES, 00 MINUTES, 00 SECONDS WEST, 95.00 FEET TO A POINT ON THE AFORESAID NORTHEASTERLY SIDELINE OF JOHNSTON AVENUE, THENCE
- NORTHWESTERLY ALONG SAID SIDELINE, NORTH 32 DEGREES, 00 MINUTES, 00 SECONDS WEST, 23.92 FEET TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,272 SQUARE FEET OR 0.052 ACRES OF LAND.



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NJ License # 21A101735200

Nicole Robertson, AIA  
NJ License # 21A101651100

PROJECT:

NEW CONSTRUCTION  
MULTI-FAMILY RESIDENTIAL  
306 JOHNSTON AVE  
JERSEY CITY, NJ 07305

BLOCK: 17504 LOT: 16

CLIENT:

AM DEVELOPMENT, LLC

CONSULTANTS:

**CHISVETTE**  
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POMPTON LAKES, NJ 07442  
TEL: 973-897-7968  
FAX: 973-970-2010  
NJ CERT. OF AUTHORIZATION #24GA28246600

Mark Chisvette  
Professional Engineer  
No. GE28164  
Exp. 6/10/2020

MARK CHISVETTE  
PROFESSIONAL ENGINEER  
NEW JERSEY LIC. #28164

ZONING SUBMISSION:

PLANNING SUBMISSION: 10 JULY 2019

PERMIT SUBMISSION:

PROGRESS:

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/16/19	PLANNING BOARD SIGNATURE
2	03/11/20	PLAN CHANGES PER CLIENT REQUEST
3	06/09/20	PLANNING BOARD SUBMISSION

PROJECT NUMBER: PN19102  
DRAWN BY: S.T.

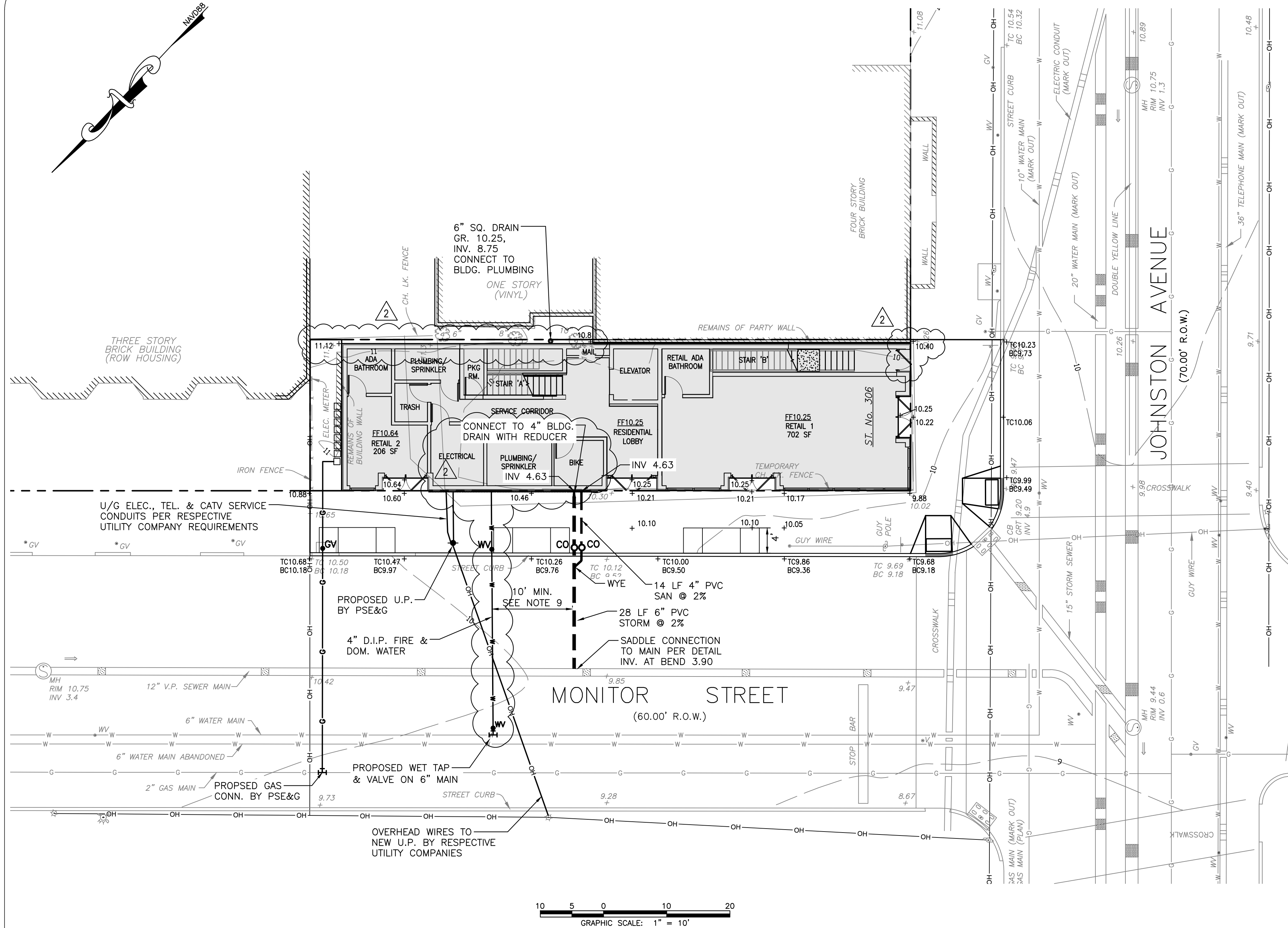
DESIGNED BY: M.C.  
CHECKED BY: M.C.

SHEET TITLE:  
SITE PLAN

SHEET NO.:  
C-1

PAGE NO.:





#### LEGEND

ITEM	EXISTING	PROPOSED
SPOT ELEVATIONS	x 16.55	+ 16.55
CONTOURS	16	16
MANHOLES	○	●
INLETS	□ Curb Inlet	■ Curb Inlet
STORM PIPE	=====	-----
RESET CASTING		●
SAN. PIPE	===== SAN.	----- S
UTILITY LINES	W= WATER G= GAS OH=OVERHEAD	W= WATER G= GAS OH=OVERHEAD E= ELEC. T= TEL. CATV= CABLE
VALVES	○ WV ○ GV	● WV ● GV
CLEANOUTS	○ C.O.	● C.O.
UTILITY POLES	○	●
CURB	===== DC DROP CURB	----- DC DROP CURB
PROPERTY LINE	-----	-----

#### NOTE:

THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OF THIS SITE LIES IN A FLOOD HAZARD AREA. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT 609-292-0060 OR WWW.NJ.GOV/DEP/LANDUSE FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON SITE.

#### FLOOD HAZARD AREA ELEVATION

THE FLOOD HAZARD AREA ELEVATION IS 12.0 IN THE NAVD88 DATUM AS DETERMINED BY METHOD 2 (FEMA TIDAL METHOD) PER NJAC 7:13-3.4(d). ALL ELEVATIONS ON THESE PLANS ARE RELATIVE TO NAVD88.

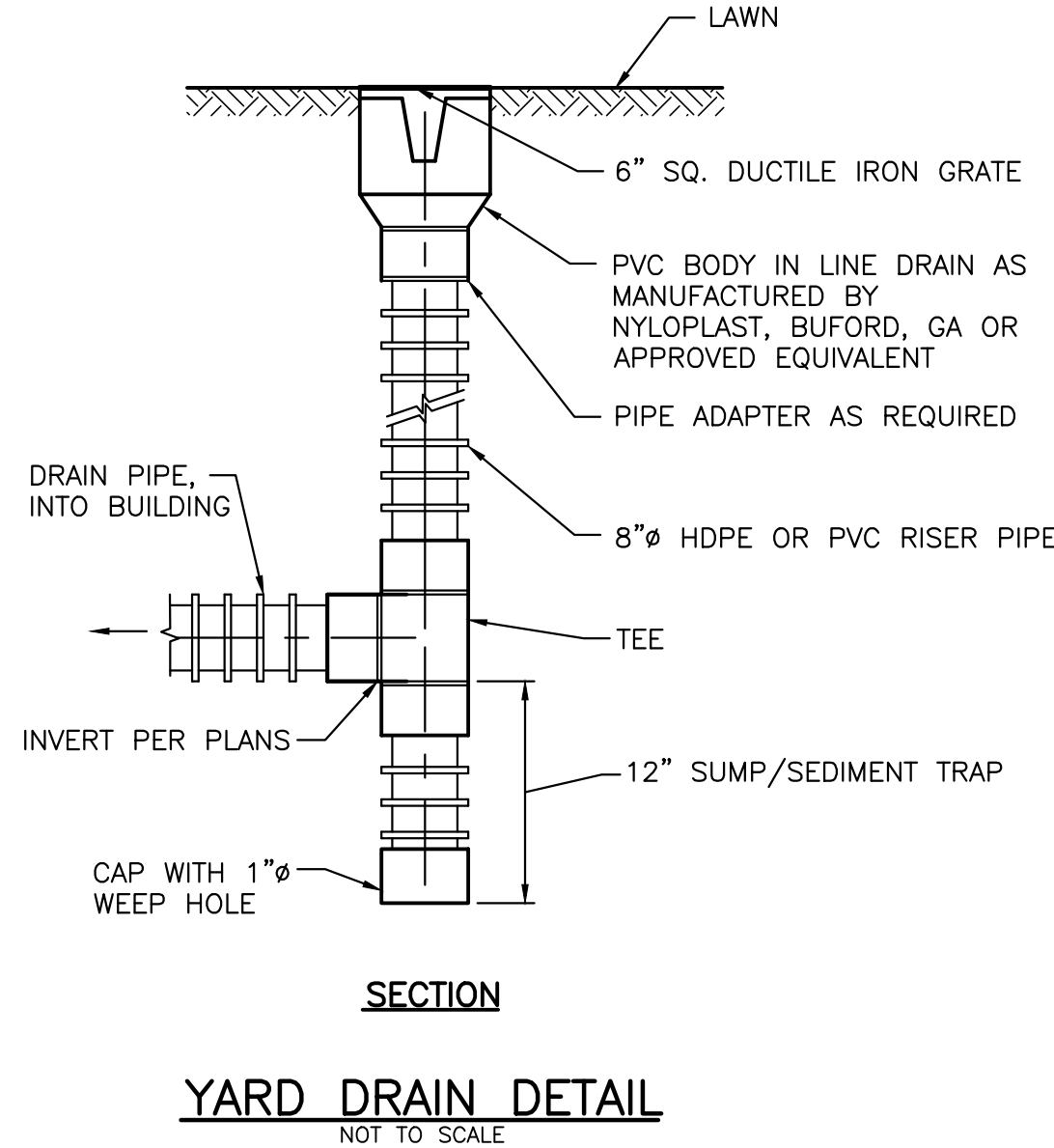
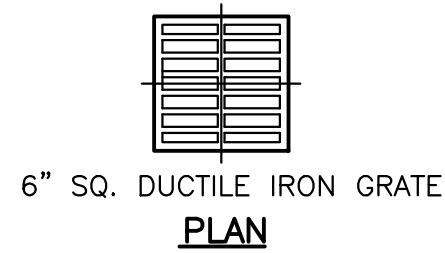
AVERAGE DAILY SANITARY SEWER DEMAND			
		PROPOSED USAGE	
USE	RATE	UNITS	FLOW
1-BEDROOM	150 GPD/UNIT	2	300 GPD
2-BEDROOM	225 GPD/UNIT	6	1,350 GPD
3-BEDROOM	300 GPD/UNIT	0	0 GPD
RETAIL	0.10 GPD/SF	908 SF	91 GPD
		TOTAL	1,741 GPD

AVERAGE DAILY WATER DEMAND			
		PROPOSED USAGE	
USE	RATE*	UNITS	FLOW
1-BEDROOM	120 GPD/UNIT	2	240 GPD
2-BEDROOM	175 GPD/UNIT	6	1,050 GPD
3-BEDROOM	270 GPD/UNIT	0	0 GPD
RETAIL	0.125 GPD/SF	908 SF	114 GPD
		TOTAL	1,404 GPD

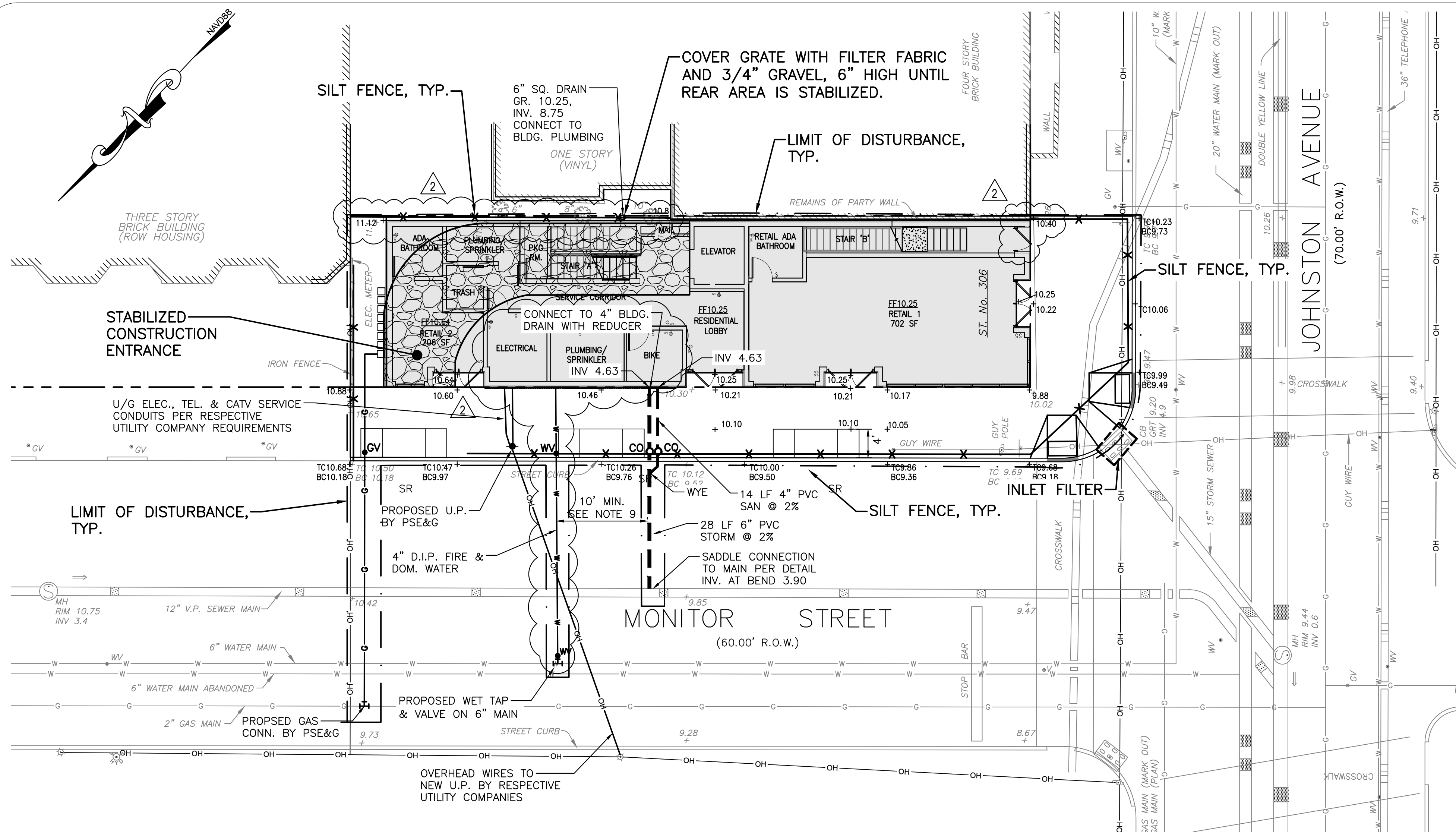
\*RATES FOR RESIDENTIAL UNITS ARE BASED ON GARDEN APARTMENT RATES FROM R.S.I.S. TABLE 5.1

#### GRADING & UTILITY NOTES

- THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION WITHOUT THE PROFESSIONAL ENGINEER'S SIGNATURE AND RAISED SEAL AND THE WORDS "ISSUED FOR CONSTRUCTION".
- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HERE IS BASED ON A SURVEY ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF 306 JOHNSTON AVENUE, LOT 16 IN BLOCK 17504 ON TAX MAPS OF, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY", PREPARED BY PRONESTI SURVEYING INC., REVISED 04/12/19.
- ALL ELEVATIONS SHOWN ARE BASED ON AN THE NAVD88 DATUM.
- THE ENTIRE PROJECT AREA LIES WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE MOST RECENT "REVISED PRELIMINARY" FEMA FLOOD INSURANCE RATE MAP DATED JANUARY 30, 2015 AND IS REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES SHOWN ON THE PLANS ARE APPROXIMATE. THE ACCURACY AND COMPLETENESS OF LOCATIONS OF UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK IS NOT GUARANTEED BY CHISVETTE ENGINEERING. THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL LOCATIONS AND ELEVATIONS OF THESE UTILITIES AT THE ONSET OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OR ARCHITECT OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT.
- THE CONTRACTOR SHALL CALL NEW JERSEY ONE CALL AT 811 OR 800-272-1000 AT LEAST THREE FULL BUSINESS DAYS (NOT COUNTING WEEKENDS OR HOLIDAYS) PRIOR BEGINNING WORK.
- ALL ELEVATIONS SHOWN ARE BASED ON AN THE NAVD88 DATUM.
- ALL WALKWAYS TO HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM RUNNING SLOPE OF 5% UNLESS OTHERWISE NOTED.
- EXACT LOCATIONS AND SIZES OF ALL UTILITY CONNECTIONS SHALL BE CONFIRMED BY THE PROJECT ARCHITECT OR M.E.P. ENGINEER PRIOR TO CONSTRUCTION.
- STORM AND SANITARY SEWER PIPE SHALL BE MATERIAL INDICATED:
  - RCP PIPE SHALL BE CLASS III, WALL "B" PER ASTM C76 OR C507, UNLESS OTHERWISE INDICATED.
  - HDPE PIPE SHALL BE SMOOTH INTERIOR, DOUBLE WALL PIPE MEETING ASTM F2306 AND AASHTO M294, TYPE "S". PIPE JOINTS SHALL BE WATER-TIGHT IN ACCORDANCE WITH ASTM D3212. HDPE PIPE SHALL NOT BE USED WITHIN CITY R.O.W.
  - PVC PIPE SHALL BE GASKETED PIPE, SDR35 MEETING ASTM D3034 OR PS46 MEETING ASTM F679, UNLESS OTHERWISE NOTED.
  - DUCTILE IRON FOR STORM AND SANITARY USE SHALL MEET THE REQUIREMENTS OF ASTM A716 OR ASTM A746.
- SEWERS CONVEYING SANITARY FLOW SHALL BE SEPARATED FROM WATER LINES BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE.
- WATER SERVICE PIPE 3-INCHES AND LARGER SHALL BE CEMENT LINED, CORROSION PROTECTION COATED, DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND PRESSURE CLASS 350 PSI. DUCTILE IRON WATER SERVICE PIPE SHALL BE LAID CONTINUOUSLY RODDED WITH THRUST BLOCKS AT ALL BENDS.
- ALL ELECTRICAL, TELEPHONE, CATV AND ADDITIONAL SERVICES TO THE PROPOSED BUILDING SHALL BE INSTALLED BY THE RESPECTIVE UTILITY COMPANIES.







**DISTURBED AREA:**  
4,250 SF = 0.1 AC.

#### CONSTRUCTION SEQUENCE:

1. INSTALL SOIL EROSION AND SEDIMENT CONTROL DEVICES - 2 DAYS
2. CLEAR SITE AND REMOVE DEBRIS - 1 WEEK
3. CONSTRUCT FOUNDATIONS - 4 WEEKS
4. CONSTRUCT STORM, SEWER & UTILITY LINES - 3 WEEKS
5. CONSTRUCT BUILDING STRUCTURE - 9 MONTHS
6. CONSTRUCT CURB & SIDEWALK - 2 WEEKS
7. REMOVE SOIL CONTROL DEVICES - 1 DAY

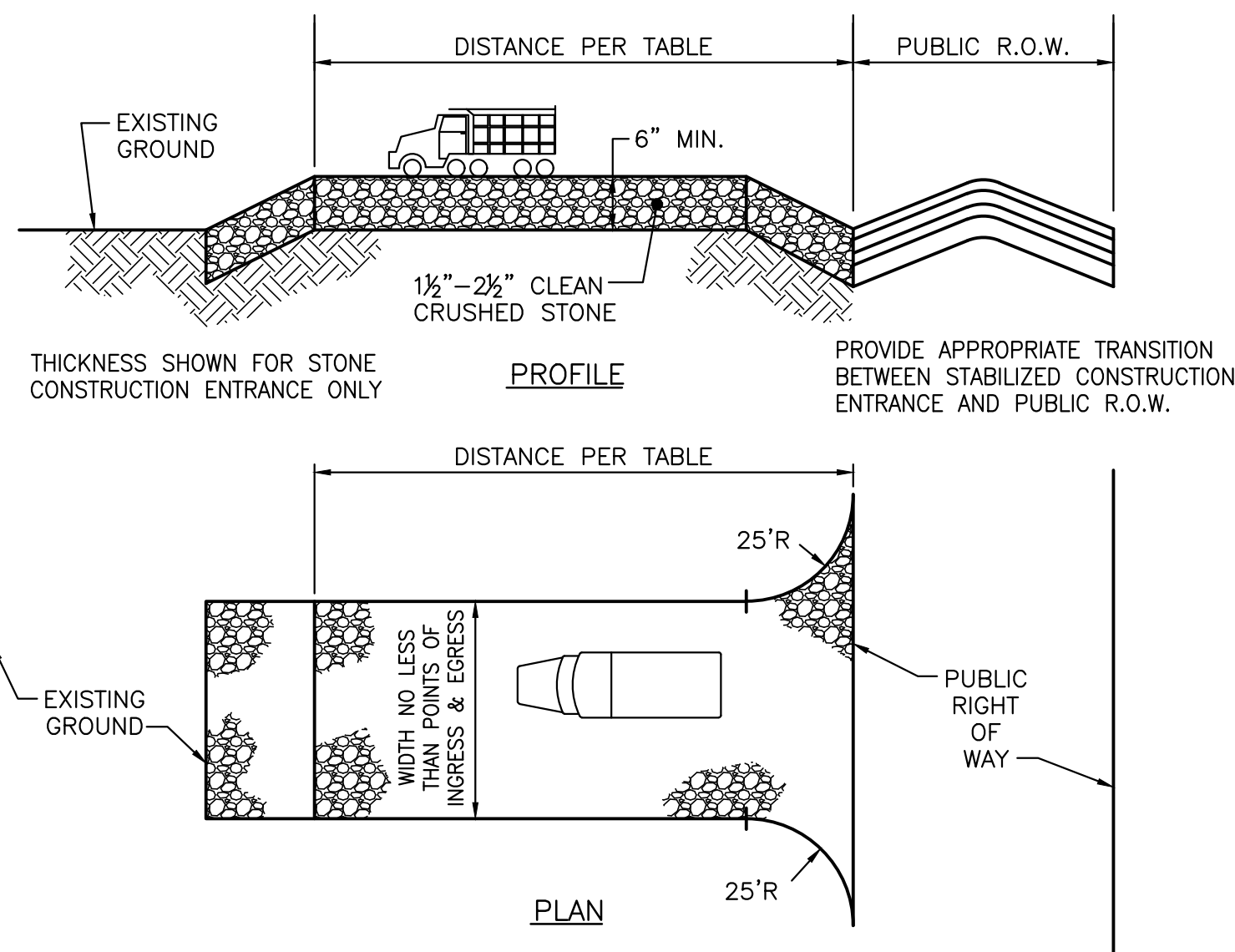
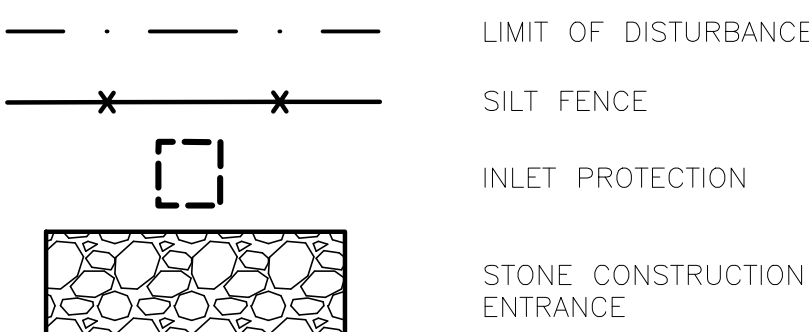
DURATION OF PROJECT: 12 MONTHS

#### SOIL COMPACTION REMEDIATION:

THIS PROJECT DOES NOT REQUIRE SOIL COMPACTION REMEDIATION PER SECTION 19 OF THE N.J. SOIL EROSION & SEDIMENT CONTROL STANDARDS DUE TO THE FOLLOWING:

1. THE PROJECT IS SITUATED IN AN URBAN REDEVELOPMENT AREA, AS THE SITE IS IN THE METROPOLITAN PLANNING AREA (PA-1) AND WAS PREVIOUSLY DEVELOPED.
2. THE AVAILABLE CONTIGUOUS AREA FOR REMEDIATION PRACTICES IS LESS THAN 500 SQ. FT.

#### LEGEND

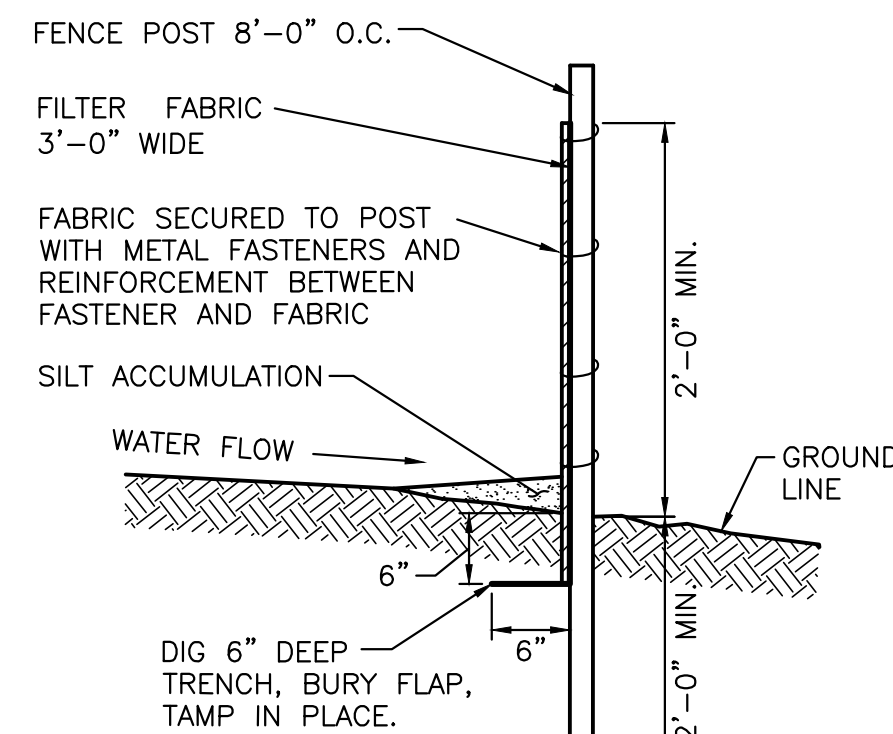
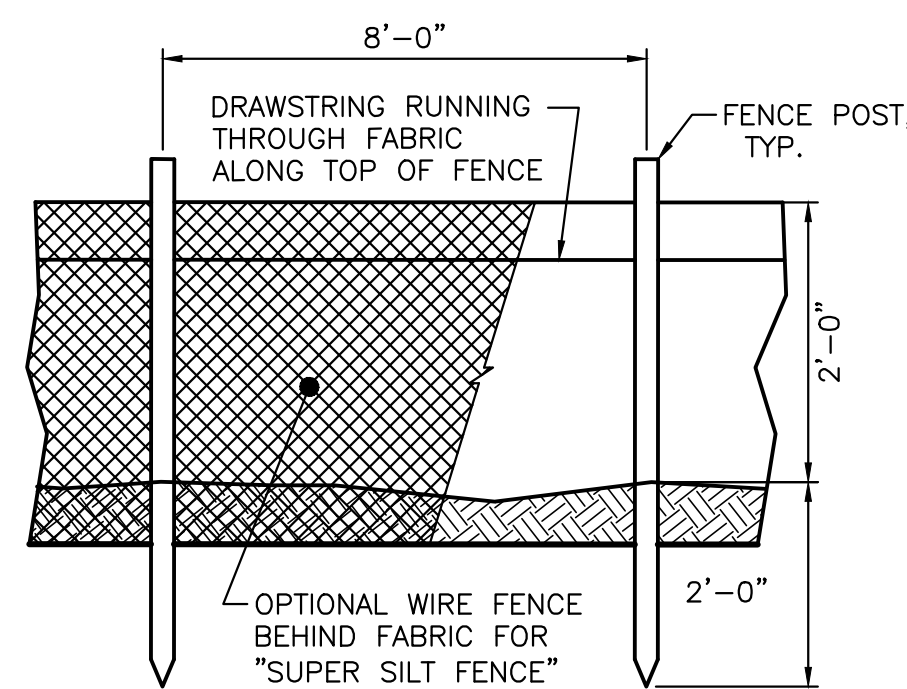


PERCENT SLOPE OF ROADWAY	LENGTH OF CONSTRUCTION ENTRANCE TABLE	
	PERCENT SLOPE OF ROADWAY	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
>5%	ENTIRE SURFACE STABILIZED HOT-MIXED ASPHALT BASE COURSE, MIX 1-2'	

<sup>1</sup>AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

#### STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



#### SILT FENCE DETAIL

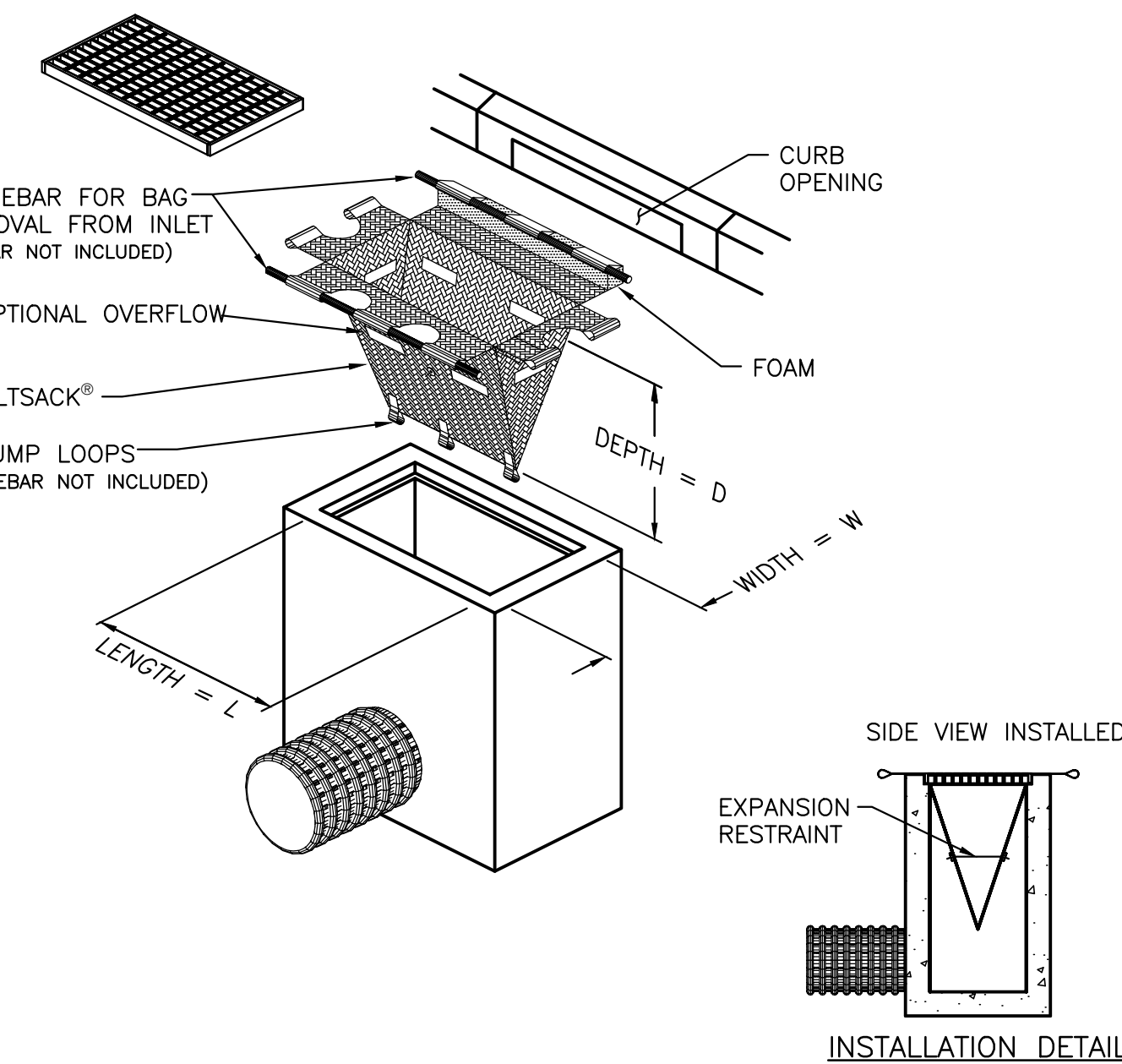
NOT TO SCALE

#### HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT (HEPSCD) SOIL EROSION AND SEDIMENT CONTROL GENERAL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE INSTALLED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL", 7TH EDITION LAST REVISED DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ALL SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, WILL BE TEMPORARILY SEEDED AND HAY MULCHED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
3. SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPSCD: SPRING - 3/1 TO 5/15 AND FALL - 8/15 TO 10/1.
4. SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
5. ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
6. MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
7. ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
8. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX: (862) 333-4507 OR EMAIL: INFORMATION@HEPSCD.ORG.
9. THE APPLICANT MUST OBTAIN A DISTRICT ISSUED REPORT-OF-COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY, NJ-DOA OR ANY OTHER CONTROLLING AGENCY. CONTACT THE DISTRICT AT 862-333-4505 TO REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE UPON COMPLETION OF THE RESTABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.
10. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
11. ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING OR PLANTING. A DEPTH OF 5.0 INCHES, FIRMED IN PLACE, IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, LAST REVISED DECEMBER 2017.
12. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
13. A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 1"-2 1/2" CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6". ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
14. STEEP SLOPES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
15. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED, IN WRITING, FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS' INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.

#### GENERAL NOTES

1. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION WITHOUT THE PROFESSIONAL ENGINEER'S RAISED SEAL AND SIGNATURE AND THE WORDS "ISSUED FOR CONSTRUCTION".
2. ALL INLET PROTECTION FILTERS USED AS A MEANS OF EROSION AND SEDIMENT CONTROL MUST BE PROPERLY MAINTAINED DURING CONSTRUCTION AND MUST BE REMOVED FOLLOWING CONSTRUCTION. IF THESE ARE NOT REMOVED AND FLOODING OCCURS AS A RESULT, THE PROPERTY OWNER WILL BE ALL COSTS RELATED TO THE CLEANING. ADDITIONALLY, IF INLET FILTERS ARE NOT USED AND ANY CATCH BASINS ARE IMPACTED WITH SEDIMENT AS A RESULT, THE PROPERTY OWNER WILL BE ALL COSTS RELATED TO THE CLEANING.



#### INLET PROTECTION DETAIL (SILTSACK)

NOT TO SCALE



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Richard Garber, AIA  
NJ License # 21A101735200

Nicole Robertson, AIA  
NJ License # 21A101651100

#### PROJECT:

NEW CONSTRUCTION  
MULTI-FAMILY RESIDENTIAL  
306 JOHNSTON AVE  
JERSEY CITY, NJ 07305

BLOCK: 17504 LOT: 16

#### CLIENT:

AM DEVELOPMENT, LLC

#### CONSULTANTS:

**CHISVETTE**  
ENGINEERING

320 LENOX AVENUE  
POMPTON LAKES, NJ 07442  
TEL: 973-897-7968  
FAX: 973-970-2048  
NJ CERT. OF AUTHORIZATION #24GA28246600

6/10/2020

MARK CHISVETTE  
PROFESSIONAL ENGINEER  
NEW JERSEY LIC. #28164

#### ZONING SUBMISSION:

PLANNING SUBMISSION: 10 JULY 2019

#### PERMIT SUBMISSION:

#### PROGRESS:

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/16/19	PLANNING BOARD SIGNATURE
2	03/11/20	PLAN CHANGES PER CLIENT REQUEST
3	06/09/20	PLANNING BOARD SUBMISSION

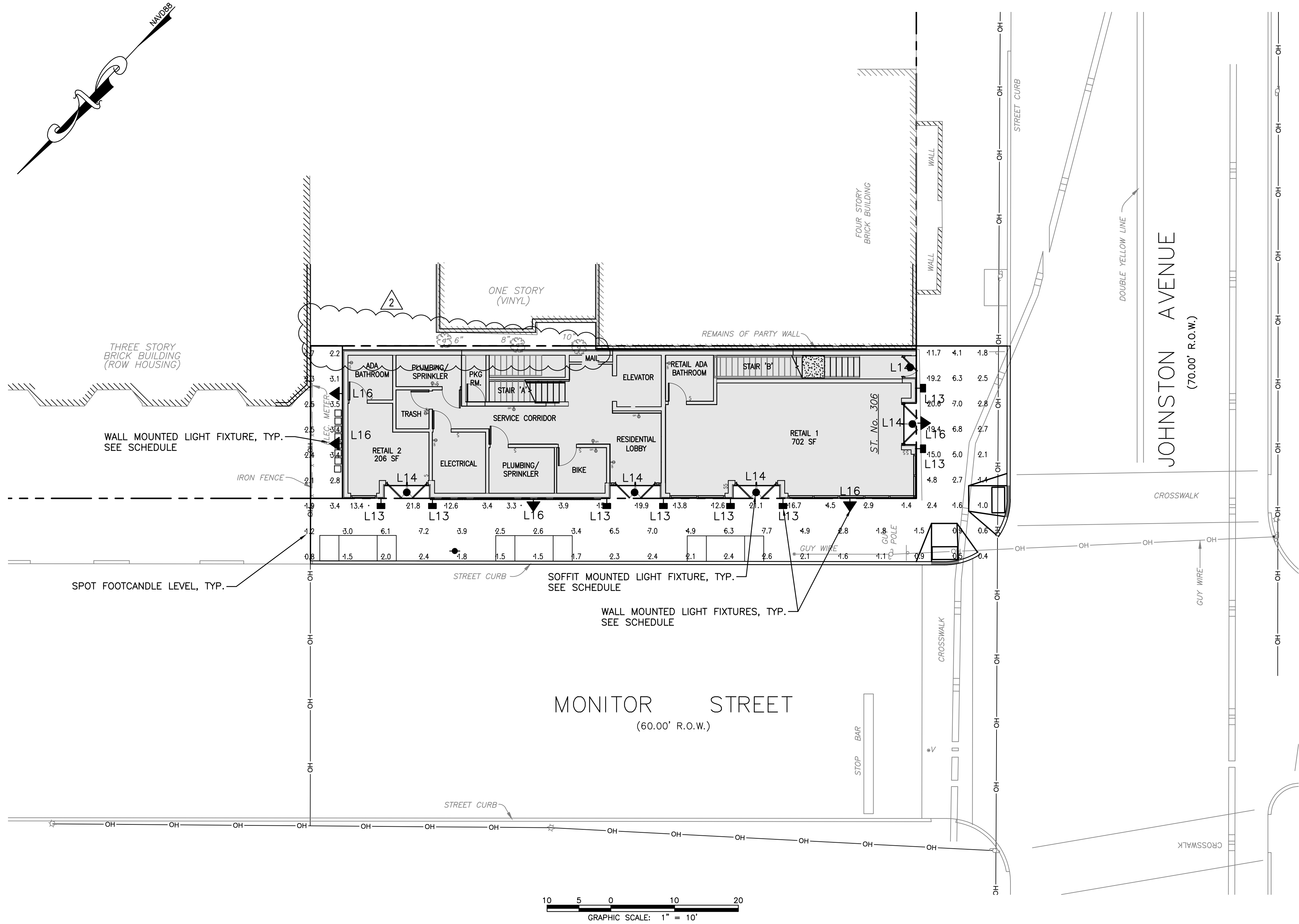
PROJECT NUMBER: PN19102  
DESIGNED BY: M.C.

DRAWN BY: S.T.  
CHECKED BY: M.C.

SHEET TITLE:  
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NO.: C-3  
PAGE NO.:





GENERAL NOTES

1. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION WITHOUT THE PROFESSIONAL ENGINEER'S RAISED SEAL AND SIGNATURE AND THE WORDS "ISSUED FOR CONSTRUCTION".
2. WALL MOUNTED LIGHT FIXTURES SHALL BE MOUNTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. COLOR SAMPLE OF ALL LIGHT FIXTURES SHALL BE PROVIDED TO THE PROJECT ARCHITECT PRIOR TO ORDERING.
4. SEE BUILDING ELECTRICAL PLANS FOR POWER SUPPLY TO LIGHT FIXTURES.
5. ELECTRICAL INSTALLATION AND CONNECTIONS SHALL COMPLY WITH ALL APPLICABLE ELECTRIC CODES.



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NJ License # 21A101735200

Nicole Robertson, AIA  
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PROJECT:

NEW CONSTRUCTION  
MULTI-FAMILY RESIDENTIAL  
306 JOHNSTON AVE  
JERSEY CITY, NJ 07305  
BLOCK: 17504 LOT: 16

CLIENT:

AM DEVELOPMENT, LLC

CONSULTANTS:

**CHISVETTE**  
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320 LENOX AVENUE  
POMPTON LAKES, NJ 07442  
TEL: 973-897-7968  
FAX: 973-970-2010  
NJ CERT. OF AUTHORIZATION #24CA28246600

6/10/2020

MARK CHISVETTE  
PROFESSIONAL ENGINEER  
NEW JERSEY LIC. #28164

ZONING SUBMISSION:

PLANNING SUBMISSION: 10 JULY 2019

PERMIT SUBMISSION:

PROGRESS:

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/16/19	PLANNING BOARD SIGNATURE
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PROJECT NUMBER: PN19102  
DRAWN BY: S.T.

DESIGNED BY: M.C.  
CHECKED BY: M.C.

SHEET TITLE:  
LIGHTING PLAN

SHEET NO.:  
C-4

PAGE NO.:

LUMINAIRE SCHEDULE

SYMBOL	QTY.	ARRANGEMENT	DESCRIPTION	MTG. HT.	LUM. WATTS	LUM. LUMENS
■ L13	8	SINGLE	EW60210-BK-ASTORIA	6 FT	23.7	1769
● L14	5	SINGLE	HDL-HP-RLD-A14-MWW-65SOL-30	FLUSH WITH SOFFIT (10.5 FT)	22.24	1485
► L16	5	SINGLE	EW60210-BK-ASTORIA	13.5 FT	23.7	889 DOWN

LIGHT FIXTURE & PHOTOMETRY NOTES:

1. L13 MODELED AS KUZCO ASTORIA UP/DOWN SCNCE, 24W 1769 DELIVERED LUMENS.
2. L14 MODELED AS AMERLUX HORNET 3.5 ROUND LENSED DOWNLIGHT, 23W, 65DEG SOLITE LENS, WET LOCATION.
3. L16 MODELED AS KUZCO ASTORIA, DOWNLIGHT ONLY, 889 DELIVERED LUMENS DOWN.
4. EXTERIOR CALCULATION POINTS AT FINISHED EXTERIOR GRADE.



JERSEY CITY MUNICIPAL UTILITIES AUTHORITY  
REQUIREMENTS FOR FIRE AND DOMESTIC WATER LINE  
AND METER INSTALLATIONS  
JUNE 28, 2006

- ALL FIRE SERVICE APPLICATIONS AND ALL DOMESTIC SERVICE APPLICATIONS TWO (2) INCHES AND LARGER MUST BE SUBMITTED TO THE JCMUA'S BUREAU OF WATER ENGINEERING FOR APPROVAL. FIVE (5) SETS OF PLANS SHALL BE SUBMITTED FOR APPROVAL. ALL PLANS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT LICENSED TO PRACTICE IN NEW JERSEY
- SUBMITTED PLANS SHALL BE STANDARD ENGINEERING DRAWINGS, SIZE 24 INCHES X 36 INCHES. INCLUDED SHALL BE A SITE PLAN SHOWING ADJACENT STREETS WITH WATER MAIN, SERVICE, AND DETAILS INDICATED. ALSO INCLUDED SHALL BE A KEY MAP SHOWING GENERAL LOCATION WITHIN THE CITY.
- INDICATED ON THE SUBMITTED PLANS SHALL BE THE SIZE OF TAP, LOCATION OF TAPPING AND CURB GATE VALVES, DETAILED METER SET-UP, AND SIZE OF FACILITY'S METER. ALSO INDICATED ON THE PLANS SHALL BE THE TYPE OF OCCUPANCY OF THE FACILITY RECEIVING THE WATER SERVICE. (I.E. HOSPITAL, WAREHOUSE, APARTMENT BUILDING, ETC.)
- ALL EXISTING WATER SERVICE LINES TO BE ABANDONED SHALL BE CUT AND CAPPED AT THE MAIN, IN ACCORDANCE WITH JCMUA STANDARDS, AND INSPECTED WITHIN 24 HOURS AFTER INSTALLATION OF NEW TAP. THE MAXIMUM OF ONE (1) TAP SHALL BE MADE FOR BOTH DOMESTIC AND FIRE SERVICE PER FACILITY. THE TAP SHALL BE THE MAXIMUM OF ONE (1) SIZE SMALLER THAN THE CITY'S WATER MAIN. NO TAPPING SHALL BE DONE BY ANYONE EXCEPT BY UNITED WATER JERSEY CITY (UWJC) UNLESS SPECIFICALLY APPROVED BY JCMUA.
- ONLY ONE DOMESTIC/FIRE SERVICE IS ALLOWED FOR EACH FACILITY. APPLICANT MAY INSTALL CHECK METERS ON INDIVIDUAL BRANCH CONNECTIONS DOWNSTREAM OF DOMESTIC METER SETUP WHERE THERE IS MORE THAN ONE OWNER/TENANT FOR A FACILITY. HOWEVER, ONLY ONE WATER BILL WILL BE ISSUED FOR THE FACILITY.
- A SOLID DUCTILE IRON--TAPPING SLEEVE SUCH AS MUELLER H-615 TAPPING SLEEVE OR APPROVED EQUAL SHALL BE UTILIZED FOR ALL TAPS 2-INCHES AND LARGER. THE TAPPING SLEEVE SHALL PASS PRESSURE TESTING BASED ON AWWA STANDARDS BEFORE TAP IS MADE.
- FOR ALL SERVICES INCLUDED HEREIN, TWO (2) GATE VALVES ARE REQUIRED THAT ARE TO BE INSTALLED BY THE APPLICANT. A TAPPING VALVE, LOCATED AT THE TAP AND CURB VALVE, LOCATED IN THE SIDEWALK BEFORE THE METER. TAPPING GATES SHALL BE FURNISHED OPENED RIGHT. ALL TAPPING AND CURB VALVES SHALL BE DOUBLE DISC GATE VALVES AND MEET AWWA STANDARDS. THE WET TAP UP TO 12 INCHES SHALL BE PERFORMED BY UWJC.
- FOR TAPS OFF MAINS SIXTEEN (16) INCHES AND LARGER, THAT APPLICANT SHALL FURNISH AND INSTALL AN ADDITIONAL GATE VALVE ADJACENT TO THE TAPPING VALVE. NO TAPS SHALL BE PERMITTED ON MAINS LARGER THAN TWENTY (20) INCHES UNLESS THERE IS NO ALTERNATIVE WATER SOURCE, AND SPECIAL WRITTEN APPROVAL IS ISSUED BY THE JCMUA.
- VALVE BOX PARTS FOR ALL VALVES SHALL BE PROVIDED BY THE APPLICANT. ALL TAPPING GATE VALVES LARGER THAN 2-INCHES AND ALL CURB VALVES / STOPS REGARDLESS OF SIZE REQUIRE A VALVE BOX WITH THE WORD "WATER" CAST IN THE COVER. BURIED CORPORATION VALVES/ STOPS SHALL BE USED AT THE TAP FOR CLASS K COPPER SERVICES 2-INCHES AND SMALLER.
- ALL SERVICE PIPES, SIZES 2-INCHES THROUGH 12-INCHES, SHALL BE PRESSURE CLASS 350--PSI CEMENT--LINED DUCTILE IRON PIPE WITH MECHANICAL JOINTS.
- THE APPLICANT SHALL INSTALL THE METER INSIDE THE BUILDING. IF THE BUILDING LINE IS IN EXCESS OF 75 FT. FROM THE MAIN, THE APPLICANT SHALL PLACE THE METER IN A PIT NEAR THE SIDEWALK OR STREET IN CLOSE PROXIMITY TO THE TAP.
- FOR A REGULAR FIRE SUPPRESSION SYSTEM (COMBINED SERVICE LINE LARGER THAN 2"), A COMBINED REDUCED PRESSURE DETECTOR ASSEMBLY (AMES 5000 SS, AMES 5000 RPD OR WATTS 909 RPDAY) SHALL BE INSTALLED ON THE MAIN FIRE SERVICE LINE AND A REDUCED PRESSURE BACKFLOW PREVENTER ON THE BYPASS (AMES 4000 SS OR WATTS 909\*) (REFER TO FIGURE 1). ON THE LIMITED FIRE SUPPRESSION SYSTEM (COMBINED SERVICE LINE 1.5" OR 2"), A FIRE LINE DETECTOR CHECK WITH A SINGLE CHECK VALVE (AMES 1000 DCV\*) SHALL BE INSTALLED ON THE MAIN FIRE LINE AND A REDUCED PRESSURE BACKFLOW PREVENTER (AMES 4000 SS OR WATTS 909\*) SHALL BE INSTALLED DOWNSTREAM OF THE BYPASS (REFER TO FIGURE 2). ALL REGULAR FIRE SUPPRESSION SYSTEMS MUST HAVE OS&Y VALVES, HOWEVER, LIMITED FIRE SUPPRESSION SYSTEMS MAY USE BALL VALVES (VICTAUCAL SERIES 728 FIRELOCK\*) INSTEAD OF OS&Y VALVES. THE FIRE UNIT SHALL BE FURNISHED WITH A 5/8 INCH X 3/4 INCH METERED BYPASS. BYPASS METERS SHALL BE JERSEY CITY STANDARD SINGLE DISPLACEMENT SENSUS METERS WITH TOUCHPAD AND RADIO READ CAPABILITIES. THE SAME RADIO MXU UNIT SHALL BE USED FOR A COMBINED DOMESTIC AND FIRE SERVICE.
- FOR DOMESTIC SERVICES, AN APPROVED REDUCED PRESSURE BACKFLOW PREVENTER (AMES 4000 SS OR WATTS 909\*) IS REQUIRED WHEN THE JCMUA DETERMINES THAT THERE IS A CROSS--CONNECTION HAZARD AND THE FACILITY PRESENTS A THREAT TO THE CITY'S DISTRIBUTION SYSTEM WATER QUALITY IN ACCORDANCE WITH THE PLUMBING SUBCODE OF THE NEW JERSEY STATE UNIFORM CONSTRUCTION CODE, NJAC 5:23-3.15 AND THE NEW JERSEY SAFE DRINKING WATER ACT NJAC 7:10-10 PHYSICAL CONNECTIONS AND CROSS CONNECTIONS CONTROL BY CONTAINMENT. SOME SERVICES WHICH REQUIRE SUCH DEVICES INCLUDE: A HOSPITAL, SCHOOL, CHEMICAL PLANT, FACTORY AND A FACILITY WITH SEWAGE EJECTORS.
- IF REDUCED PRESSURE BACKFLOW PREVENTER IS NOT REQUIRED ON THE DOMESTIC SERVICE, A CHECK VALVE SHOULD BE INSTALLED DOWNSTREAM OF THE TEST TEE.
- ALL METERS SIZES 2 INCHES THROUGH 6 INCHES SHALL BE SINGLE COMPOUND METERS AND ALL METERS 8 INCHES AND LARGER SHALL BE DUPLEX COMPOUND MANIFOLD METERS.
- ALL METERS SHALL BE ADEQUATELY RESTRAINED WITH METAL BRACKETS FASTENED TO THE FLOOR OR WALL OR OTHER APPROVED MEANS SUCH AS UNIFLANGED WHERE INTERNAL PIPE PRESSURE AND FLOW WARRANT SUCH RESTRAINTS. METERS, DETECTOR CHECKS, AND VALVES MAY BE SEATED ON CONCRETE BLOCK AND TAPERED SHIMS TO PROVIDE ADEQUATE SUPPORT. METERS SHALL BE INSTALLED APPROXIMATELY 36" ABOVE FLOOR GRADE.
- ALL METER INSTALLATIONS IN METER PIT OR VAULT SHALL BE PRE-APPROVED BY JCMUA AND HAVE PROPER ACCESS OPENINGS FOR METER READING AND REPLACEMENT.
- EACH COMPOUND METER SHALL HAVE STRAINER INSTALLED ON THE INLET SIDE IMMEDIATELY BEFORE THE METER. ALL STRAINERS MUST BE PURCHASED FROM THE JCMUA OR ITS AUTHORIZED AGENT.
- ALL METERS 2" AND LARGER SHALL BE FURNISHED WITH SENSUS ECR/WP REMOTE TOUCH PAD MODULES AND RADIO MXU UNITS FOR BOTH TYPES OF READING CAPABILITIES.
- REMOTE TOUCH PAD MODULE WIRE SHALL BE CONNECTED TO THE METER REGISTER UTILIZING A GEL CAP FOR WATERTIGHT SEALING OF ALL TERMINAL CONNECTIONS. TOUCH PADS MAY BE WALL MOUNTED OR LID MOUNTED WHERE A METER PIT IS UTILIZED. TOUCH PADS ARE TO BE INSTALLED ON EXTERIOR BUILDING WALL FACING THE STREET AND LOCATED AS CLOSE AS POSSIBLE TO THE STREET. THE RADIO MXU UNIT MUST BE INSTALLED WITH MOUNTING BRACKETS AND LIKEWISE IS TO BE INSTALLED IN PROXIMITY TO STREET.
- ALL INSTALLATIONS OF EQUIPMENT AND COMPONENTS SHALL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALL METERS INCLUDING TOUCH PAD MODULES AND RADIO MXU UNITS SHALL BE PURCHASED THROUGH THE PERMIT CLERK AT JCMUA OFFICE. APPROVED PLANS MUST BE SUBMITTED TO THE PERMIT CLERK FOR ISSUANCE OF REQUIRED PERMITS.
- AFTER OBTAINING THE REQUIRED PERMITS (STREET OPENING, TAP AND METER) THE APPLICANT SHALL CALL UWJC AT (201) 239-1108 TO SCHEDULE THE TAP. THE EXCAVATION SHALL BE COMPLETED TWENTY-FOUR (24) HOURS PRIOR TO THE SCHEDULED TAP, AND VERIFIED BY JCMUA OR ITS AUTHORIZED AGENT BEFORE THE TAP WILL BE INSTALLED. EXCAVATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH OSHA REQUIREMENTS FOR SAFETY AND SHEETING.
- UPON COMPLETION OF THE INSTALLATION, THE APPLICANT SHALL SUBMIT THREE (3) SETS OF "AS BUILT" PLANS, TO THE JCMUA'S BUREAU OF WATER ENGINEERING. THE JCMUA WILL AUTHORIZE SUPPLY WATER UPON ACCEPTANCE OF THE "AS BUILT" DRAWINGS.

\* SPECIFIED MODEL OR APPROVED EQUAL

JERSEY CITY MUNICIPAL UTILITIES AUTHORITY  
WATER DISTRIBUTION SYSTEM STANDARDS  
AUGUST 27, 2007

- WATER MAINS SHALL BE PSI CLASS 53, CEMENT LINED, DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND SHALL BE IN CONFORMANCE WITH A.N.S.I. STANDARD A21.5-1976 (A.W.W.A. C151-76). ALL WATER MAINS SHALL BE AT LEAST 8" IN DIAMETER. 10" AND 14" DIAMETER MAINS SHALL NOT BE USED.
- GATE VALVES SHALL BE IN CONFORMANCE WITH A.N.S.I./A.W.W.A. STANDARD C500-80 AND SHALL BE JERSEY CITY STANDARD VALVES, M&H METROPOLITAN MECHANICAL JOINT VALVES AS MANUFACTURED BY DRESSER COMPANY OR APPROVED EQUAL. VALVES SHALL BE NON--RIISING STEM, MECHANICAL JOINT, SHALL BE FURNISHED WITH A (2") SQUARE OPERATING NUT AND SHALL OPEN BY TURNING TO THE RIGHT. GATE VALVES (16") AND OVER SHALL BE FURNISHED WITH BY--PASS. VALVE SHALL BE 100% SOLID HEAT CURED, EPOXY COATED HOLIDAY--FREE IN THE WATERWAY.
- BUTTERFLY VALVES SHALL BE IN CONFORMANCE WITH A.N.S.I./A.W.W.A. STANDARD C504-80. BUTTERFLY VALVES SHALL BE CLASS 1508, MECHANICAL JOINT, WITH RUBBER SEAT MOUNTED ON THE DISC, SHALL BE FURNISHED WITH A (2") INCH SQUARE OPERATING NUT AND SHALL OPEN BY TURNING TO THE RIGHT. THE VALVE SHALL BE 100% SOLID HEAT CURED, EPOXY COATED HOLIDAY--FREE IN THE WATERWAY. THE USE OF BUTTERFLY VALVES WILL NOT BE PERMITTED IN MAINS (16") AND UNDER.
- VALVES BOXES SHALL BE JERSEY CITY "STANDARD" AS MANUFACTURED BY BINGHAM AND TAYLOR, OR APPROVED EQUAL. BOXES SHALL HAVE A MINIMUM OF 8-1/4 INCH DIAMETER AND SHALL BE AN ADJUSTABLE SCREW TYPE WITH THE BOX EXTENDING FROM THE SURFACE TO (3") INCHES ABOVE THE VALVE BONNET BASE. VALVE BOX SHALL BE CAST IRON WITH A STANDARD COAL TAR FOUNDRY DIP WITH CAST IRON WATER DROP COVER AND THE WORD "WATER" CAST IN COVER. VALVE BOX COVER SHALL BE INSTALLED FLUSH WITH THE EXISTING GRADE ELEVATION.
- CONCRETE FOR VALVE SEATS AND THRUST BLOCKS SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI.
- SELECT GRANULAR BACKFILL MATERIAL SHALL BE SOIL AGGREGATE TYPE I-6 (POROUS FILL, CLEAN SAND, GRAVEL OR STONE) OBTAINED FROM DRY SOURCES AND SHALL BE FREE FROM STUMPS, BRUSH, WEEDS, ROOTS, RUBBISH, WOOD AND OTHER MATERIAL THAT MAY DECAY. GRADUATION, SHALL CONFORM TO TABLE 901-2, FOR TYPE I-6 IN ARTICLE 901.09 OF THE (N.J.D.O.T.) NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED IN TWELVE (12) INCH LIFTS.
- TIE RODS SHALL BE THREE QUARTER (3/4) INCH DIAMETER THREADED STEEL BARS. RODS SHALL HAVE A MINIMUM YIELD STRESS OF 36,000 PSI. THRUST BLOCK AND TIE RODS SHALL BE INSTALLED AT ALL BENDS AND FITTINGS.
- COUPLINGS SHALL BE DRESSER STYLE NUMBER 153 FOR PIPE SIZES THROUGH (30") INCH DIAMETER. FOR LARGER DIAMETER PIPE, DRESSER STYLE NUMBER 38 STEEL COUPLINGS SHALL BE USED.
- SHEETING, SHORING AND BRACING SHALL BE CLOSED VERTICAL SHEETING, TONGUE AND GROOVE THAT IS BRACED TO PREVENT THE CAVE--IN OF TRENCHES. ALL LABOR EQUIPMENT, MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.  
  
MATERIALS FOR SHEETING SHALL BE TONGUE AND GROOVE WOODEN PLANKS AND TIMBER OR STEEL CONFORMING TO THE REQUIREMENTS OF THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. TIMBER SHALL BE A MINIMUM OF 3" THICK.  
  
SHEETING SHALL BE LEFT IN PLACE. SHORING AND BRACING SHALL BE REMOVED.
- BROKEN STONE FOUNDATION CUSHION SHALL BE PLACED IN THOSE AREAS WHERE THE DIRECTOR, DEPARTMENT OF ENGINEERING, HAS DEEMED THE SOIL CONDITIONS INFERIOR. BROKEN STONE SHALL CONFORM TO ARTICLE 901.03 OF THE STANDARD SPECIFICATIONS AS CURRENTLY AMENDED. THE SIZE OF BROKEN STONE SHALL BE AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER FOR SIZE NUMBER 2, 4, 5, OR 6 AS SHOWN IN TABLE 901-1. STANDARD SIZES OF COARSE AGGREGATES OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- FILTER CLOTH SHALL BE PLACED IN THOSE AREAS WHERE THE DIRECTOR, DEPARTMENT OF ENGINEERING, HAS DEEMED THE SOIL CONDITIONS INFERIOR.
- AFTER THE ENGINEER HAS INSPECTED THE COMPLETED INSTALLATION OF VALVES, AND WATER MAIN, AND BEFORE BACKFILLING THE EXCAVATIONS, THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO PRESURE TEST THE PIPE. THE PIPE SHALL BE PRESSURIZED TO 1.5 X THE WORKING PRESSURE FOR A PERIOD OF TWO (2) HOURS. PRESSURE SHALL NOT VARY MORE THAN FIVE (5) PSI. THE VALVED SECTION OF PIPE SHALL BE FILLED WITH WATER SLOWLY, AND THE TEST PRESSURE SHALL BE APPLIED BY MEANS OF A PUMP CONNECTED TO THE PIPE IN MANNER SATISFACTORY TO THE ENGINEER. BEFORE APPLYING THE TEST PRESSURE, AIR SHALL BE EXPELLED COMPLETELY FROM THE PIPE BY INSTALLING CORPORATION COCKS AT SUCH POINTS SO THAT THE AIR CAN BE EXPELLED AS THE LINE IS FILLED WITH WATER. IF THE JOINTS LEAK, REPAIRS OR REPLACEMENTS SHALL BE MADE. TESTING SHALL BE IN CONFORMANCE WITH A.W.W.A. STANDARD C600-77.
- THE CONTRACTOR SHALL DISINFECT ALL WATER MAINS IN ACCORDANCE WITH A.W.W.A. STANDARD FOR "DISINFECTING WATER MAINS" DESIGNATION C-601. COMMERCIAL PRODUCTS SUCH AS "HTH", "PERCHLORON", AND "MAXOXHLOR" MAY BE USED IN FLAKE OR CRYSTAL FORM, BUT IN NO INSTANCE WILL TABLETS BE PERMITTED TO BE USED IN THE DISINFECTION OF WATER MAINS.

THE CHLORINE DOSAGE SHALL INITIALLY PRODUCE 50 PPM RESIDUAL TO THE WATER AND MAINTAIN A MINIMUM RESIDUAL OF 25 PPM AFTER 24 HOURS. AFTER SATISFACTORY DISINFECTION OF THE TEST SECTION, THE LINE SHALL BE CONTINUOUSLY FLUSHED UNTIL THE RESULTANT CHLORINE RESIDUAL EQUALS ONE PPM OR THE RESIDUAL OF THE SYSTEM WHICHEVER IS GREATER. AFTER FINAL FLUSHING AND BEFORE THE WATER MAIN IS PLACED IN SERVICE, SAMPLES SHALL BE COLLECTED FROM EACH END OF THE MAIN AND TESTED FOR BACTERIOLOGIC QUALITY. IF THE INITIAL DISINFECTION FAILS TO PRODUCE SATISFACTORY SAMPLES, DISINFECTION SHALL BE REPEATED UNTIL SATISFACTORY SAMPLES HAVE BEEN OBTAINED.

- AIR RELEASE VALVES SHALL BE INSTALLED AT THE HIGH POINTS OF THE WATER MAINS.
- ALL WATER MAINS WILL BE AT LEAST 8" IN DIAMETER. TEN (10") AND 14" DIAMETER MAINS SHALL NOT BE USED.
- THRUST BLOCKS AND TIE RODS SHALL BE INSTALLED AT ALL BENDS AND FITTINGS.
- HYDRANTS SHALL BE TWO (2) PIECE "JERSEY CITY STANDARD" HYDRANTS AS MANUFACTURED BY A.P. SMITH OR APPROVED EQUAL. HYDRANT SPACING SHALL BE A MAXIMUM 300 FEET MEASURED CENTER TO CENTER.
- FOR EITHER NEW CONSTRUCTION OR RELOCATION OF THE FOLLOWING SHALL BE REQUIRED:
  - HYDRANTS SHALL BE LOCATED NO CLOSER THAN 20 FEET FROM THE POINT OF TANGENCY OR CURVATURE AT INTERSECTIONS.
  - ALL ONE PIECE OR HYDRANTS NOT MANUFACTURED BY A.P. SMITH THAT ARE TO BE RELOCATED SHALL BE REMOVED AND DELIVERED TO JERSEY CITY DIVISION OF WATER DISTRIBUTION. A NEW HYDRANT WILL BE SUPPLIED BY THE CITY FOR INSTALLATION.
  - HYDRANTS SHALL BE NO CLOSER THAN TEN (10") FEET FROM THE EDGE OF A RESIDENTIAL DRIVEWAY OR (20") FEET FROM THE EDGE OF COMMERCIAL DRIVEWAY. IN THE CASE WHERE DRIVEWAY OR NEWLY CONSTRUCTED, THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF AN EXISTING HYDRANT IF ABOVE REQUIREMENTS ARE VIOLATED.
  - ALL SINGLE GATED HYDRANTS ON (16") INCH OR LARGER MAINS SHALL REQUIRE A NEW VALVE AT THE BASE OF THE RELOCATED HYDRANT.
  - NEW GATE VALVES AND BOXES ARE REQUIRED AT THE BASE OF RELOCATED HYDRANTS WHEN MORE THAN (10") FEET OF PIPE IS REQUIRED.
- EXISTING WATER SERVICE LINES SHALL BE SHUT--OFF AND CAPPED AT THE MAIN PRIOR TO THE INSTALLATION OF NEW WATER SERVICES. PRIOR TO NEW SERVICE TAP THE JERSEY CITY WATER DEPARTMENT SHALL INSPECT AND CERTIFY THE ABANDONED SERVICES.
- WATER MAINS TO ABANDON SHALL BE CUT AND PLUGGED WITH REQUIRED FITTINGS, RODS AND CONCRETE AS CLOSE TO THE EXISTING MAIN IN SERVICE AS POSSIBLE.
- ALL VALVES SHALL BE OPERATED BY JERSEY CITY WATER DEPARTMENT PERSONNEL. THE CONTRACTOR SHALL NOT BE PERMITTED TO OPERATE ANY VALVES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, FIVE (5) DAYS IN ADVANCE OF VALVE OPERATING REQUIREMENTS.
- FAILURE TO COMPLY WITH THE ABOVE REQUIREMENTS WILL RESULT IN THE IMMEDIATE SHUT--DOWN OF THE PROJECT.

JERSEY CITY MUNICIPAL UTILITIES AUTHORITY  
STANDARD REQUIREMENTS FOR NEW SANITARY  
AND STORM SEWERS AND SERVICE LATERALS  
NOVEMBER 3, 2005

PLANS AND ANY ADDITIONAL INFORMATION AS APPLICABLE MUST BE PRESENTED TO THE JCMUA FOR REVIEW AND COMMENTS FOR ALL PROPOSED SANITARY AND STORM SEWER CONNECTIONS TO THE JCMUA SEWER SYSTEM OR THAT ARE PROPOSED IN JERSEY CITY. REPAIRS TO EXISTING SERVICES DO NOT REQUIRE THE REVIEW AND APPROVAL OF THE JCMUA. ALL PLANS MUST BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT LICENSED TO PRACTICE IN NEW JERSEY AND SUBMITTED TO THE JCMUA'S SEWER ENGINEERING OFFICE, 555 ROUTE 440, JERSEY CITY, NJ 07305 FOR APPROVAL.

THE FOLLOWING TECHNICAL REQUIREMENTS SHALL BE ADDRESSED IN PREPARATION OF SITE/UTILITY PLANS:

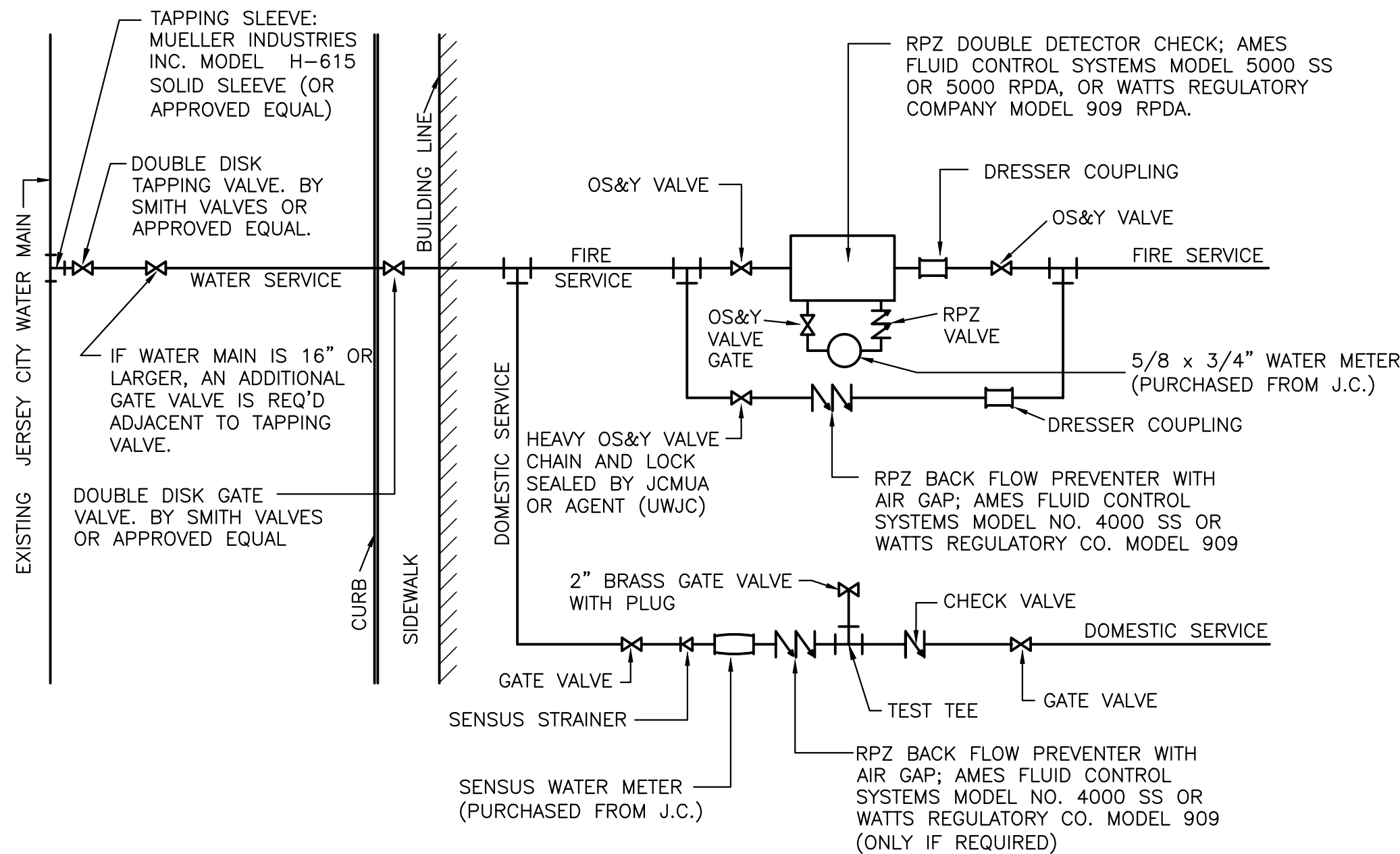
- BEDDING AND BACKFILL MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF THE NJDOT'S STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, AND THE DESIGN AND CONSTRUCTION OF URBAN STORM WATER MANAGEMENT SYSTEMS, ASCE MANUALS AND REPORTS OF ENGINEERING PRACTICE No. 77, 1993, AS APPLICABLE.
- ALL SEWER SERVICE CONNECTIONS 6--INCHES IN SIZE OR SMALLER MUST BE MADE DIRECTLY TO THE SEWER MAIN AND ALL CONNECTIONS 8--INCHES IN SIZE OR LARGER MUST BE MADE TO A MANHOLE. WHERE A CONNECTION TO A MANHOLE IS REQUIRED, MANHOLE BENCH AND CHANNEL MAY REQUIRE MODIFICATION.
- THE JCMUA REQUIRES THAT SEWER SERVICE CONNECTIONS TO BE RE--USED BE TELEVIEWED TO VERIFY THEIR INTEGRITY AND THAT THE PIPE IS FREE FROM ANY DEFECTS.
- EACH BUILDING CONNECTION REQUIRES A CURB CLEANOUT (REFER TO ATTACHED DETAIL DRAWINGS). T--WYE CLEANOUTS, WHICH ENABLE CLEANING IN BOTH DIRECTIONS, SHOULD BE INSTALLED ON BOTH THE STORM AND SANITARY LATERALS.
- PROPOSED SEWER LATERAL CONNECTION TO JCMUA'S SEWER MAIN SHALL BE MADE ABOVE HORIZONTAL CENTERLINE OF PIPE (REFER TO ATTACHED SEWER SERVICE CONNECTION DETAILS).
- THE SIZE, MATERIAL, DEPTH, CONDITION, DIRECTION OF FLOW AND ANY OTHER RELEVANT CONDITIONS OF THE EXISTING JCMUA SEWER TO WHICH YOU PLAN TO CONNECT MUST BE FIELD VERIFIED BY DEVELOPER TO DETERMINE IF SAID CONNECTION IS PHYSICALLY POSSIBLE AND PRACTICAL. IN ADDITION, MANHOLE INVERTS AND RIM ELEVATION MUST BE SHOWN ON PLANS. THIS VERIFICATION IS TO BE INCLUDED ON THE PLANS FOR THE PROJECT.
- CIRCULAR HOLE SAWS WHICH ARE APPROXIMATELY SIZED OR HAND DRILLS MUST BE USED TO MAKE THE OPENINGS IN THE EXISTING SEWER TO RECEIVE THE LATERALS. JACKHAMMERS, SLEDGEHAMMERS AND OTHER UNSUITABLY TOOLS OR MACHINERY THAT MAY DAMAGE THE JCMUA'S SEWER MAIN ARE NOT ALLOWED TO BE USED TO MAKE THE LATERAL OPENINGS. ALL DEBRIS MUST BE REMOVED AND NOT ALLOWED TO FALL INTO PIPE.
- A DETAIL OF ANY PROPOSED MANHOLE OR CATCH BASIN SHOWING ALL DIMENSIONS IN ADDITION TO RIM, GRATE AND INVERT ELEVATIONS OF THE STRUCTURE AND ALL PIPES CONNECTED TO THE STRUCTURE MUST BE SHOWN ON PLANS. REFER TO JCMUA STANDARD DETAIL DRAWINGS FOR MANHOLES AND CATCH BASINS.
- PROPOSED MANHOLES CONSTRUCTED IN THE PUBLIC R.O.W. ON EXISTING OR PROPOSED JCMUA SEWERS SHALL BE FURNISHED WITH CONCENTRIC MANHOLE COVERS AS MANUFACTURED BY CAMPBELL FOUNDRY CO. PATTERN #4428 OR EQUAL WITH OUTSIDE COVER DIAMETER OF 31--3/4 INCHES AND INSIDE COVER DIAMETER OF 24 INCHES.

THE LETTERS "JCMUA" AND "SEWER" SHALL BE CAST IN THE INSIDE COVER. MANHOLE FRAMES SHALL BE CAMPBELL FOUNDRY CO. PATTERN #4428 (FOR 30--INCH OPENING) OR #1206 (FOR 41--INCH OPENING) OR EQUAL FURNISHED WITH A PATTERN #4428 CONCENTRIC COVER AS SPECIFIED IN THE PRECEDING PARAGRAPH.

REFER TO JCMUA'S STANDARD DETAIL FOR MANHOLE FRAME AND COVERS.

- STORM INLETS, WHICH ARE CONNECTED DIRECTLY TO JCMUA COMBINED SEWERS, MUST BE FURNISHED WITH A SUMP AND TRAP AS PER JCMUA STANDARD DETAILS.
- THE JCMUA HAS A COMBINED SEWER SYSTEM, WHICH SURCHARGES DURING WET WEATHER PERIODS RESULTING IN POSSIBLE SEWAGE BACK--UPS THROUGH PLUMBING FIXTURES (SINKS, TOILETS, FLOOR DRAINS, ETC.) BELOW STREET LEVEL. THIS POSSIBILITY MUST BE ADDRESSED DURING THE DESIGN/CONSTRUCTION PHASE.
- A DROP MANHOLE CONNECTION SHALL BE USED WHERE THERE IS A DIFFERENCE IN ELEVATION OF TWO (2) FEET OR GREATER BETWEEN THE INVERT OF A SANITARY OR COMBINED INLET PIPE TO MANHOLE AND THE CROWN OF THE OUTLET PIPE FROM MANHOLE. REFER TO ATTACHED JCMUA'S STANDARD DETAIL FOR DROP MANHOLE CONNECTION, WHICH MUST BE SHOWN ON SITE PLAN IF REQUIRED.
- TEST PITS MUST BE PERFORMED AT THE DEVELOPER'S EXPENSE DURING THE DESIGN PHASE OF THE PROJECT TO ENSURE THAT PROPOSED SEWERS AND SEWER SERVICES MAY BE CONSTRUCTED AS PROPOSED WITHOUT CONFLICTING WITH OTHER UNDERGROUND UTILITIES OR STRUCTURES.
- ALL EXISTING SEWER MAINS AND SANITARY LATERALS TO BE ABANDONED MUST BE FILLED WITH CONCRETE SLURRY OR REMOVED FROM THE GROUND. CATCH BASINS AND MANHOLES MUST BE REMOVED FROM THE GROUND. CONNECTIONS MUST BE CUT AND SEALED AT THE MAIN AND PRECAUTIONS MUST BE UNDERTAKEN BY THE CONTRACTOR TO ENSURE CONCRETE AND OTHER MATERIALS DO NOT ENTER THE MAIN AND CREATE OBSTRUCTION(S).
- ALL PROPOSED INLETS/CATCH BASINS MUST BE CONSTRUCTED WITH A BICYCLE SAFE GRATE AND CAMPBELL FOUNDRY CO. TYPE 'N' CURBPIECE WHERE REQUIRED.
- PROPOSED WATER SERVICES REQUIRE THE REVIEW AND APPROVAL OF THE DIVISION OF WATER ENGINEERING.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FOR STREET OPENINGS FROM THE JERSEY CITY BUILDING DEPARTMENT LOCATED AT 30 MONTGOMERY STREET, JERSEY CITY, NJ AND ALL OTHER APPLICABLE PERMITS FROM AGENCIES HAVING JURISDICTION.

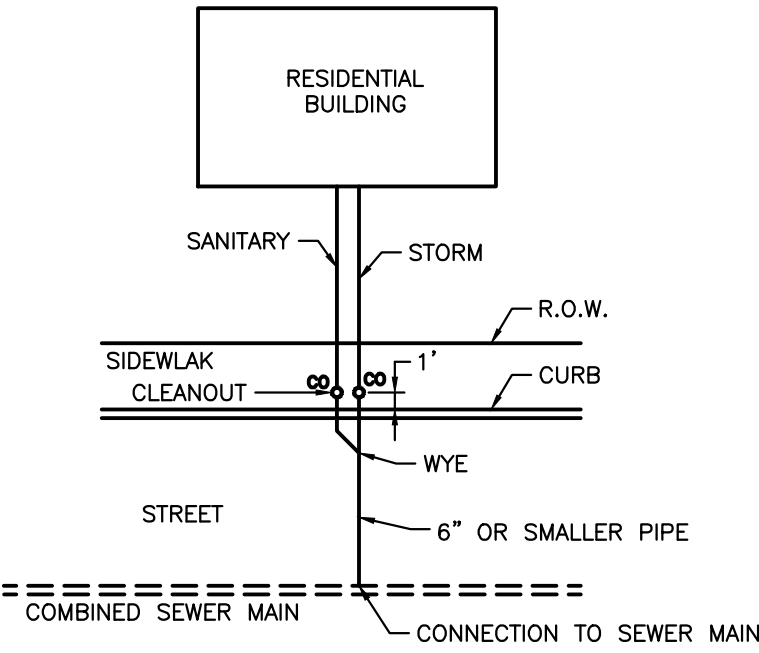
THE SYSTEM DESIGNER IS ALSO RESPONSIBLE FOR COMPLIANCE WITH THE APPLICABLE REGULATIONS OF THE NEW JERSEY ADMINISTRATIVE CODE, NJDEP RULES AND REGULATIONS GOVERNING TREATMENT WORKS APPROVAL PROGRAM, LOCAL CODES AND ORDINANCES, FEDERAL AND STATE REGULATIONS ETC. IN ADDITION TO OTHER REQUIREMENTS THAT MAY BE IMPOSED BY THE JCMUA.



COMBINED DOMESTIC & FIRE METERING SERVICE SCHEMATIC  
NOT TO SCALE

GENERAL NOTES

- THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION WITHOUT THE PROFESSIONAL ENGINEER'S RAISED SEAL AND SIGNATURE AND THE WORDS "ISSUED FOR CONSTRUCTION".



RESIDENTIAL BUILDING SEWER  
CONNECTION DETAIL  
NOT TO SCALE



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PROJECT:

NEW CONSTRUCTION  
MULTI-FAMILY RESIDENTIAL  
306 JOHNSTON AVENUE  
JERSEY CITY, NJ 07305

BLOCK: 17504 LOT: 16

CLIENT:

AM DEVELOPMENT, LLC

CONSULTANTS:

**CHISVETTE**  
ENGINEERING

320 LENOX AVENUE  
POMPTON LAKES, NJ 07442  
TEL: 973-897-7968  
FAX: 973-970-2010  
NJ CERT. OF AUTHORIZATION #24GA28246600

*Mark Chisvette*  
No. 028164  
6/10/2020  
MARK CHISVETTE  
PROFESSIONAL ENGINEER  
NEW JERSEY LIC. #28164

ZONING SUBMISSION:

PLANNING SUBMISSION: 10 JULY 2019

PERMIT SUBMISSION:

PROGRESS:

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/16/19	PLANNING BOARD SIGNATURE
2	03/11/20	PLAN CHANGES PER CLIENT REQUEST
3	06/09/20	PLANNING BOARD SUBMISSION

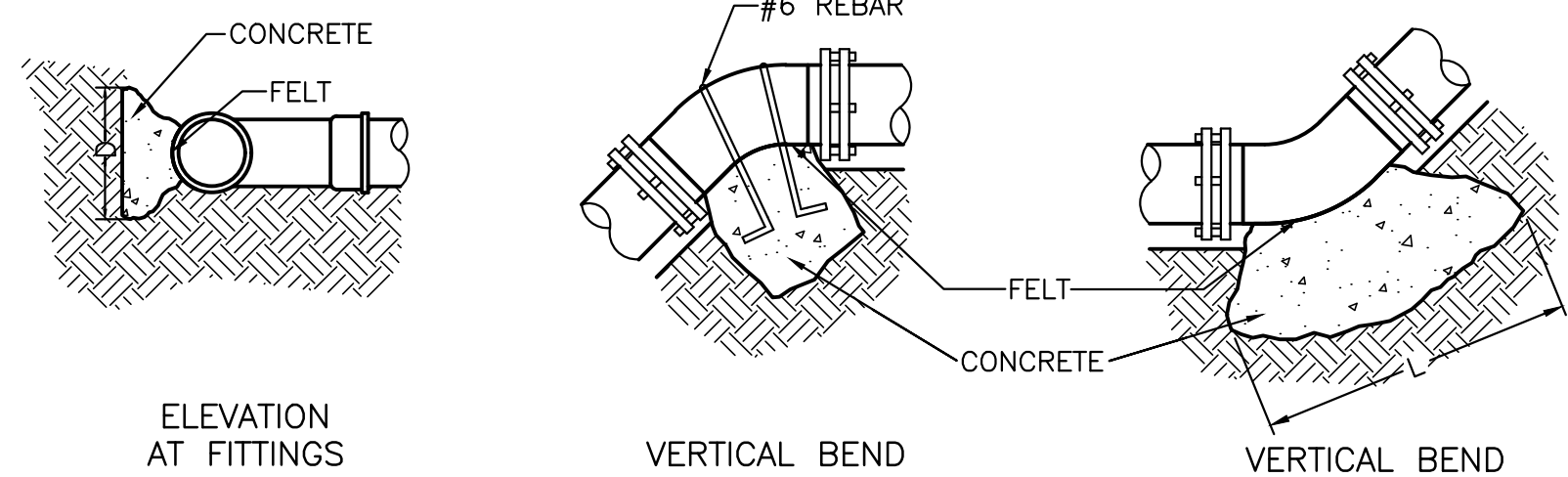
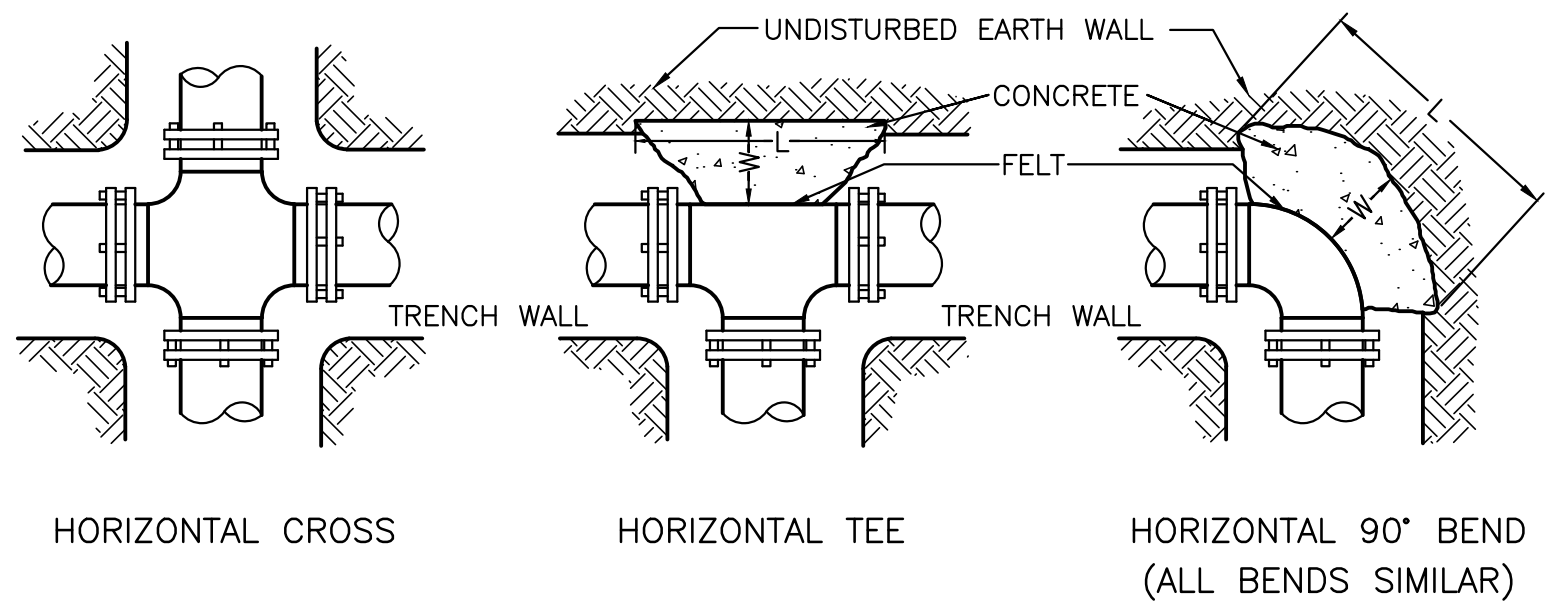
PROJECT NUMBER: PN19102  
DESIGNED BY: M.C.  
SHEET TITLE: UTILITY NOTES AND DETAILS

DRAWN BY: S.T.  
CHECKED BY: M.C.

SHEET NO.: PAGE NO.:

C-5

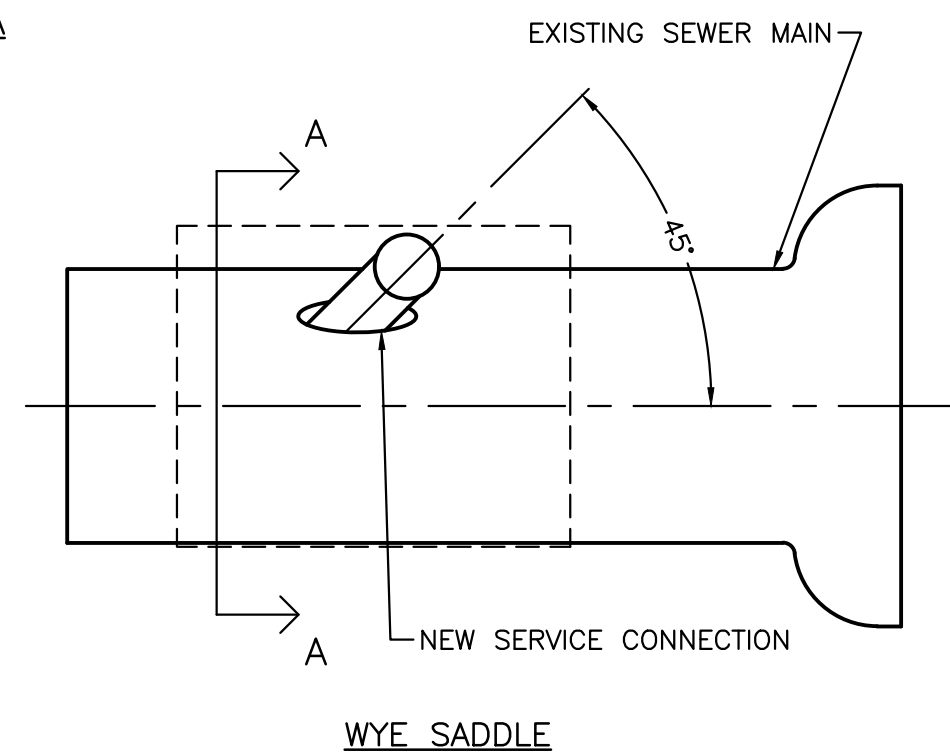
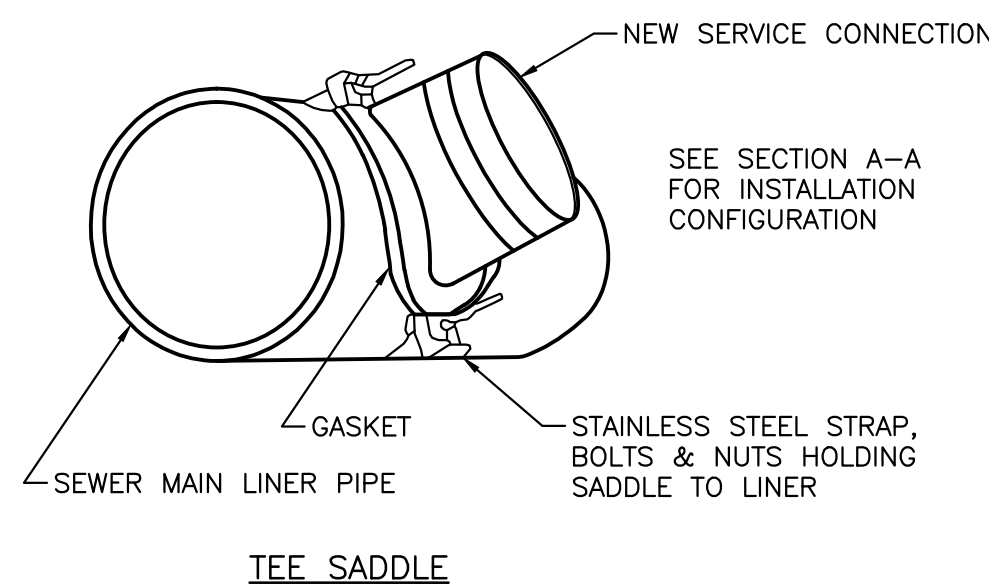
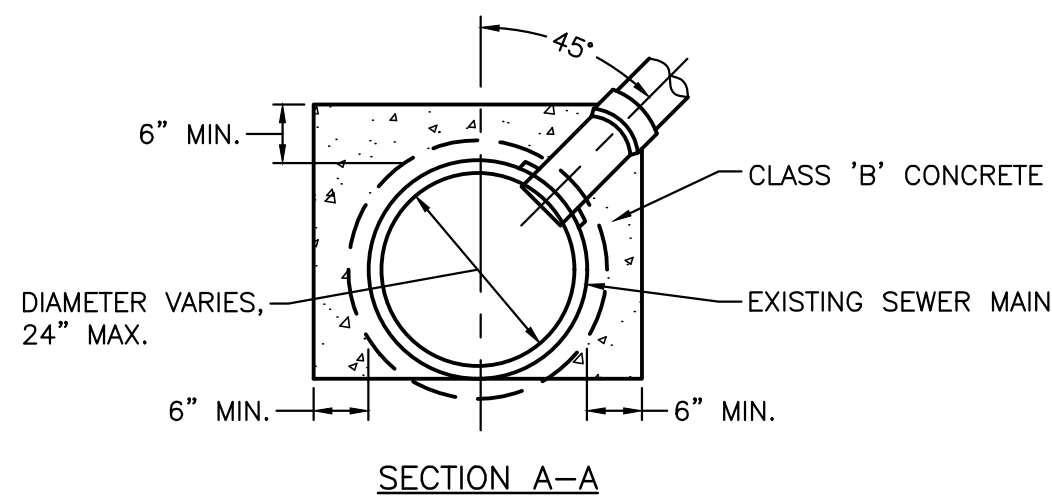




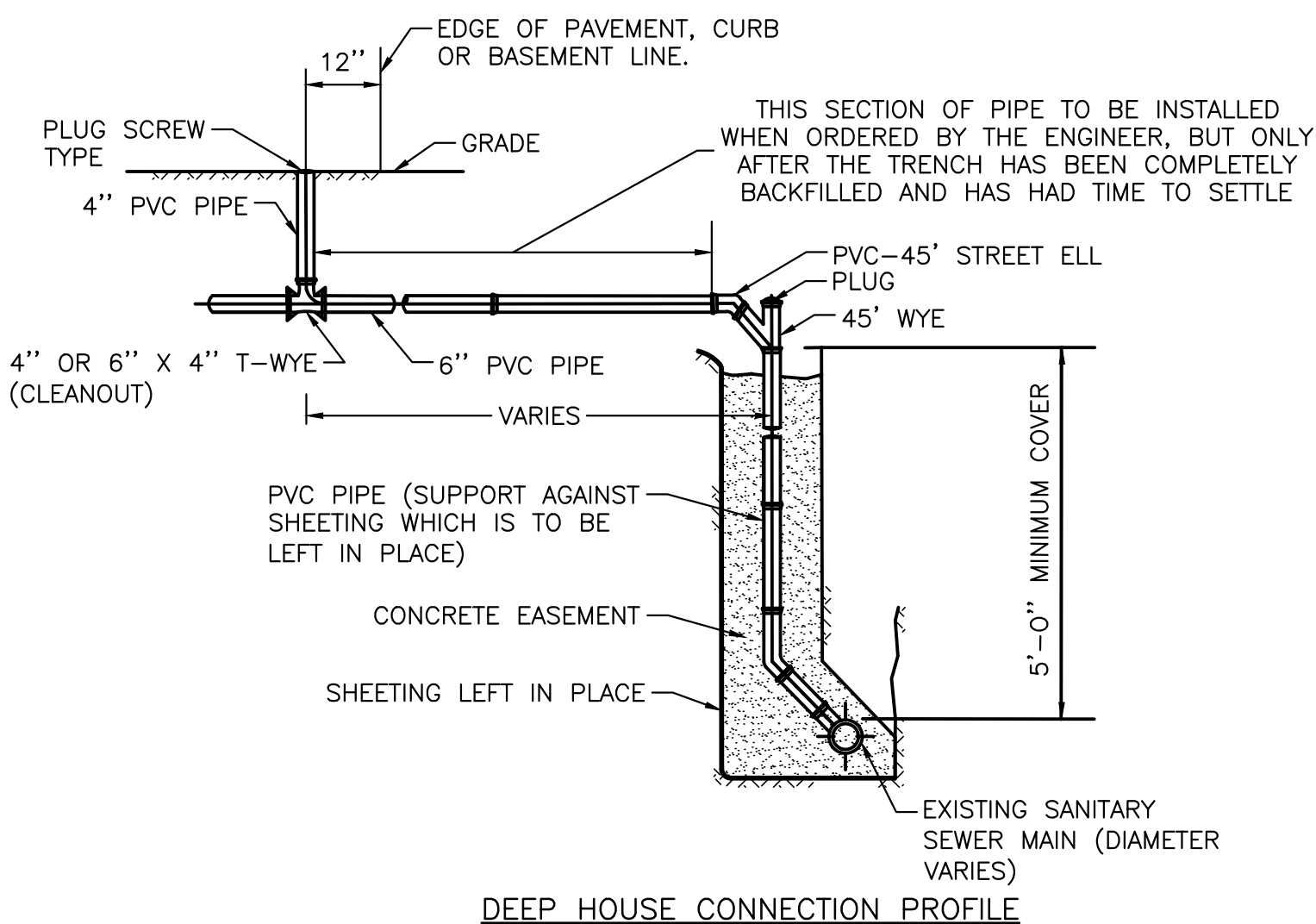
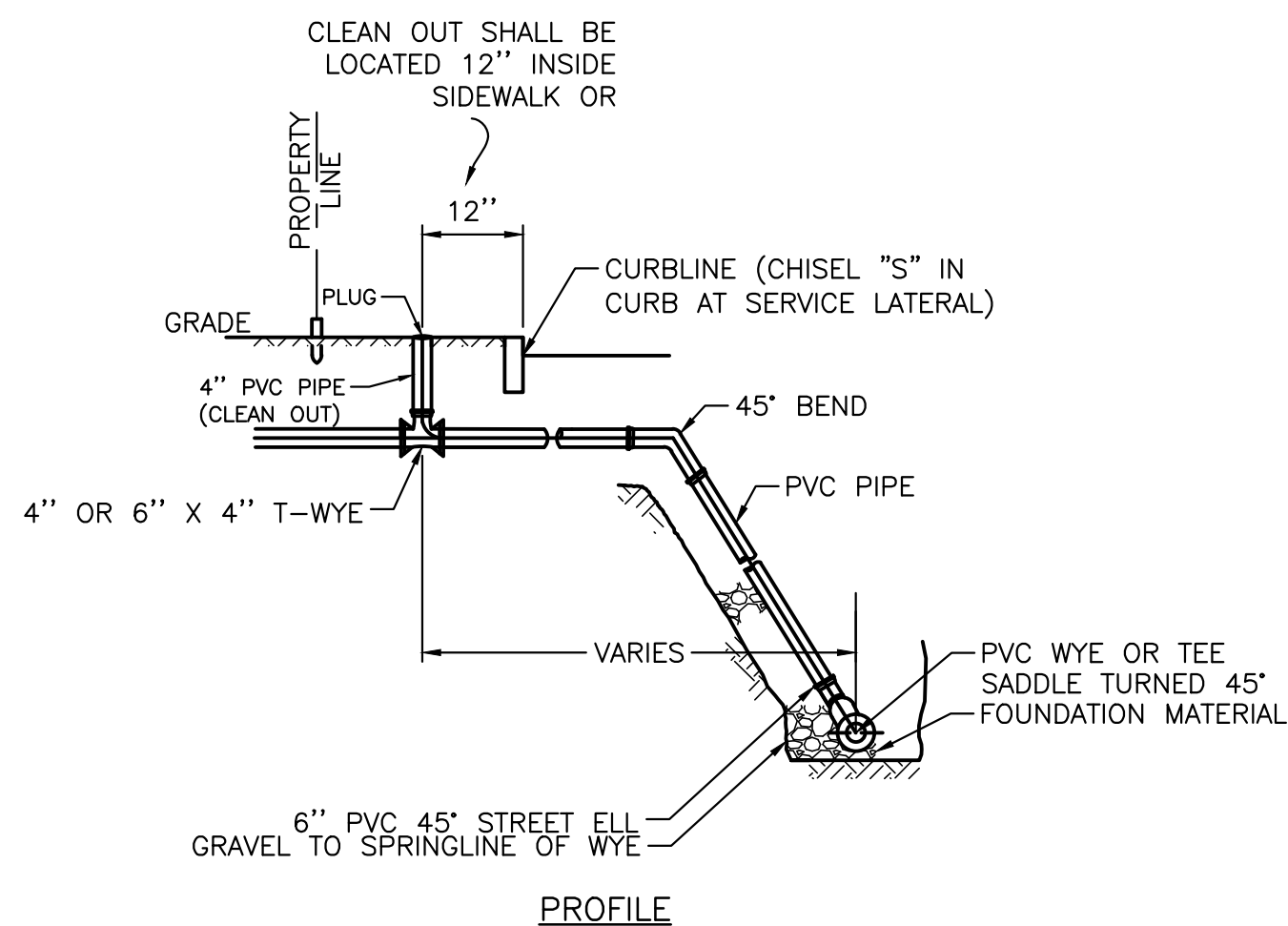
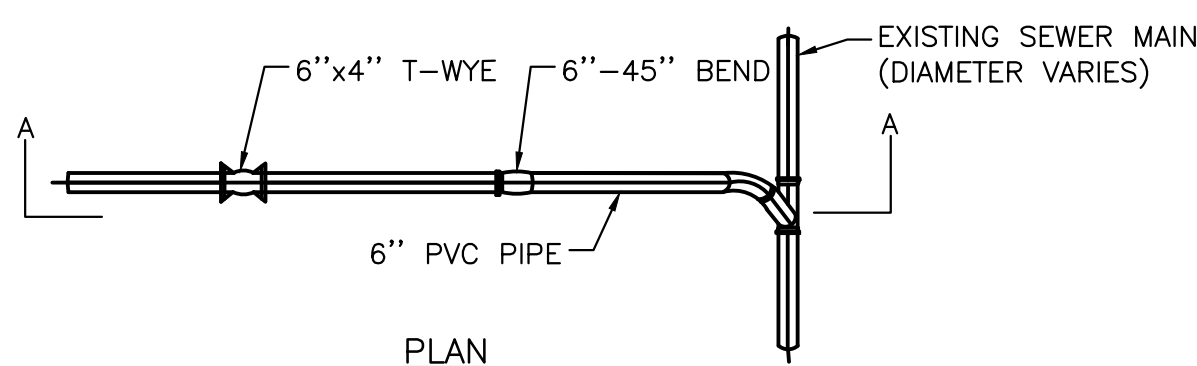
**THRUST BLOCK DETAILS**  
NOT TO SCALE

PIPE SIZE	THRUST BLOCK SCHEDULE									
	TEE		BENDS							
			22 1/2'		45'		90'			
	L	D	L	D	L	D	L	D	L	W
6"	18"	15"	18"	12"	18"	12"	18"	15"	21"	
8"	24"	18"	18"	12"	18"	12"	24"	18"	24"	
12"	36"	24"	24"	12"	24"	12"	36"	24"	28"	
16"	48"	30"	24"	12"	28"	18"	48"	30"	31"	
20"	63"	36"	24"	18"	36"	24"	63"	36"	33"	
24"	90"	36"	36"	18"	48"	30"	90"	36"	36"	
30"	132"	48"	60"	24"	72"	48"	132"	48"	40"	

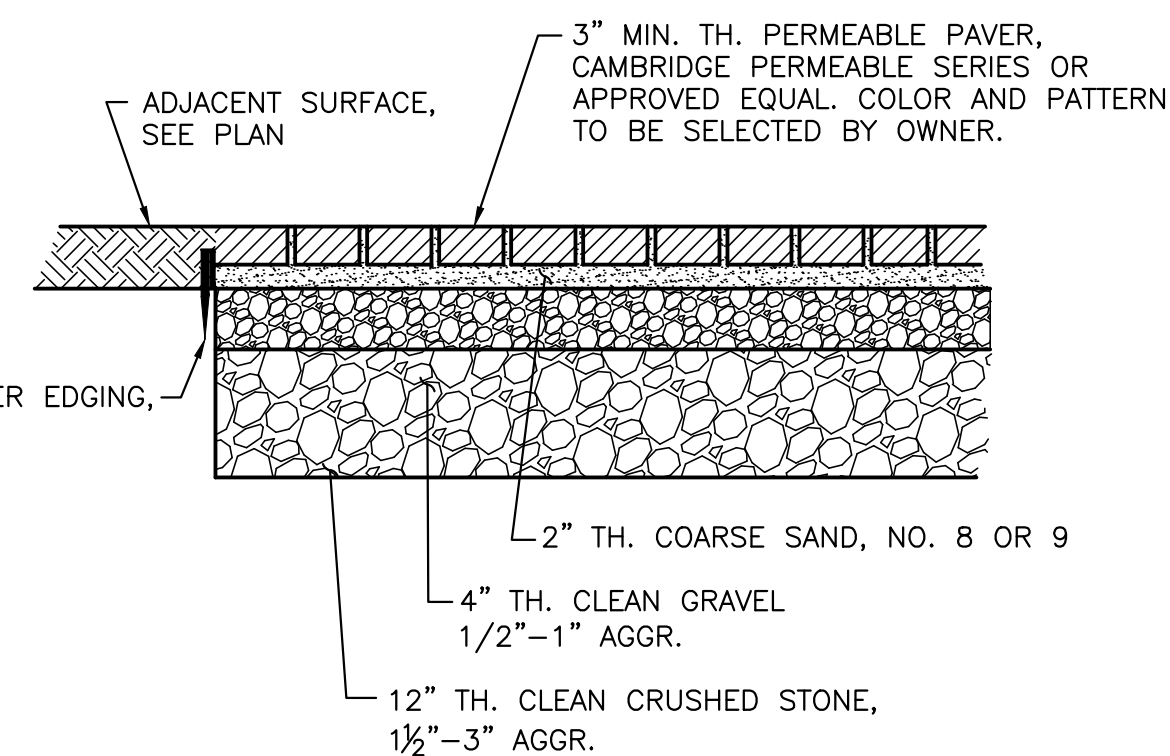
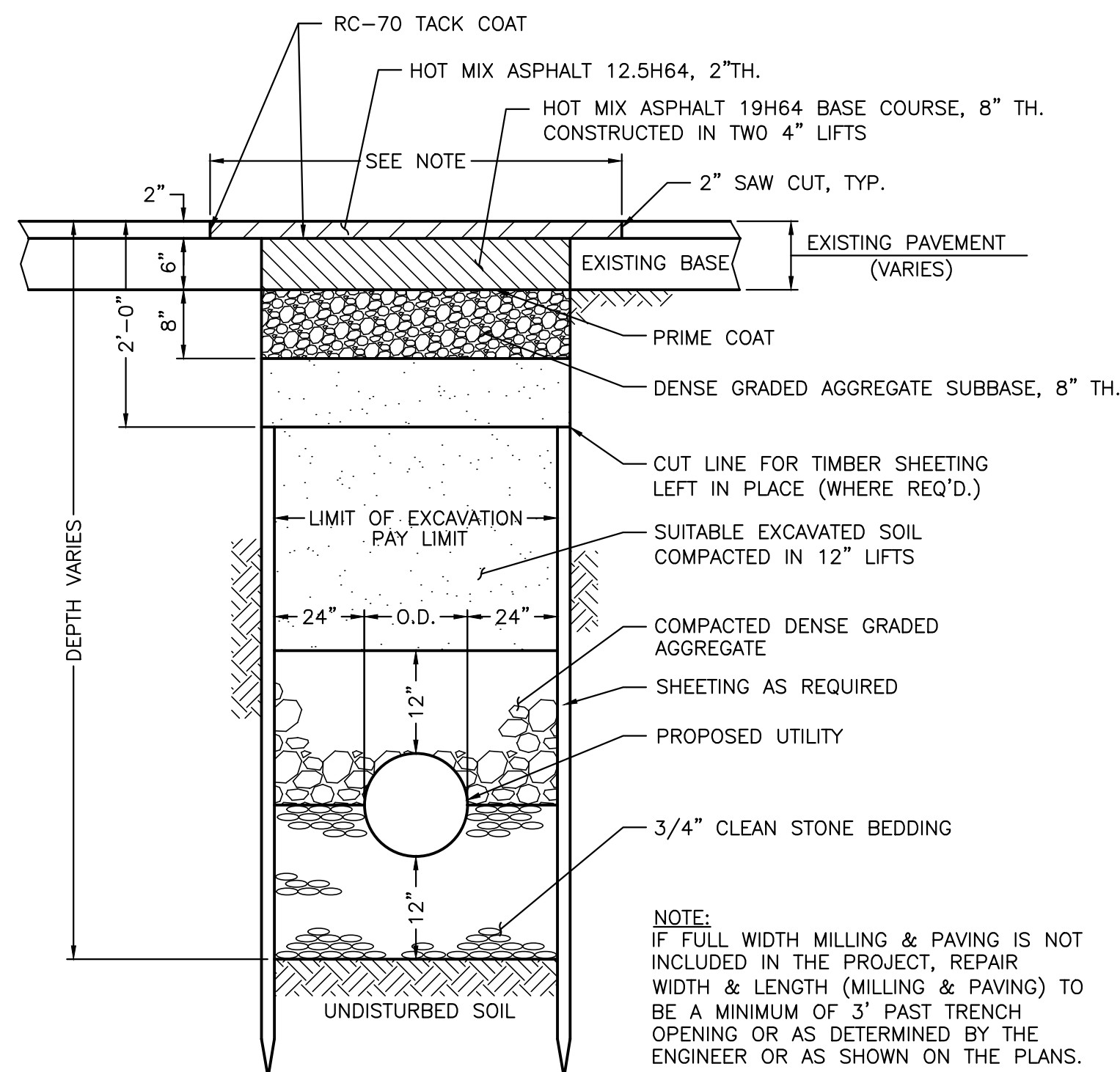
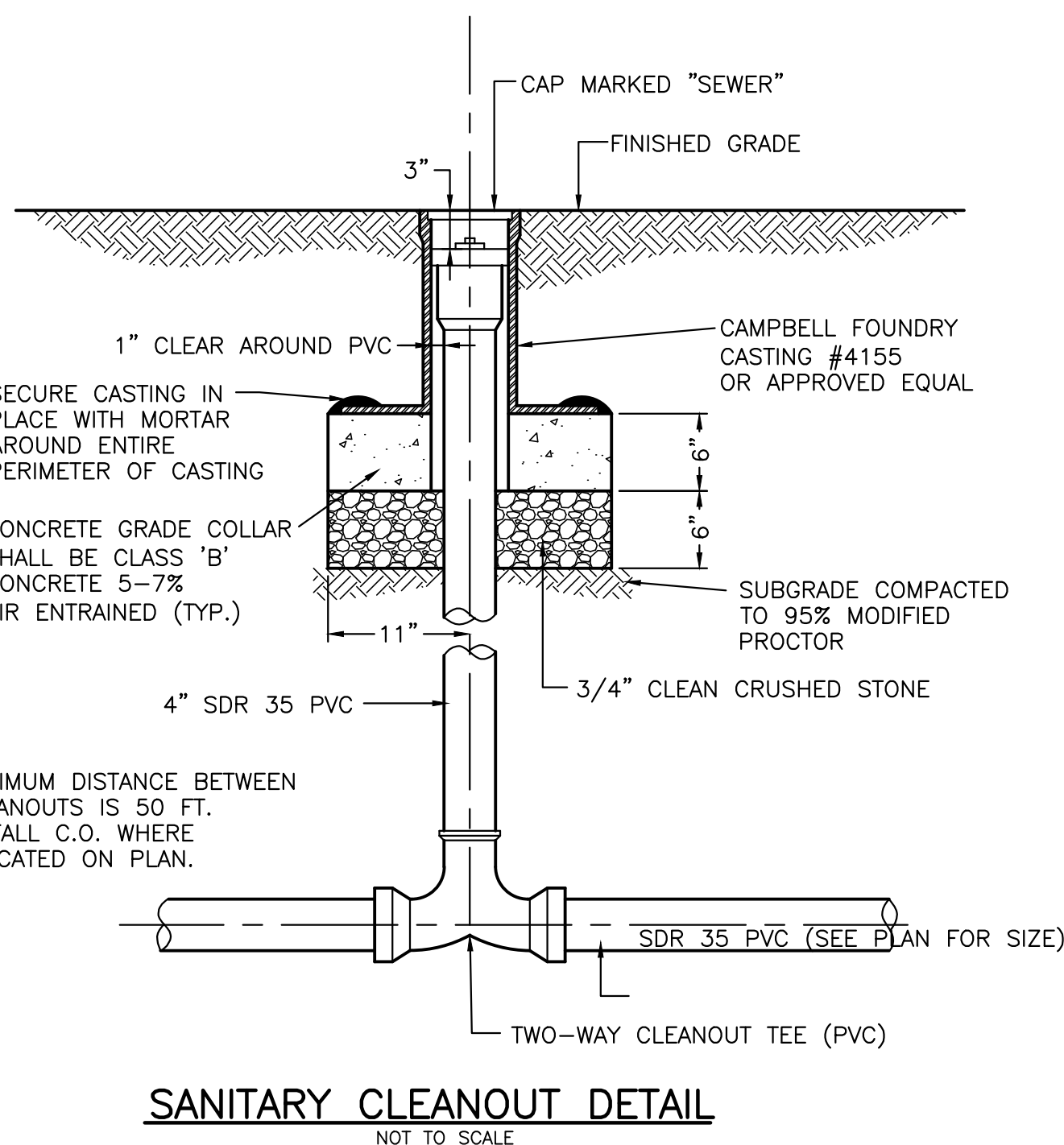
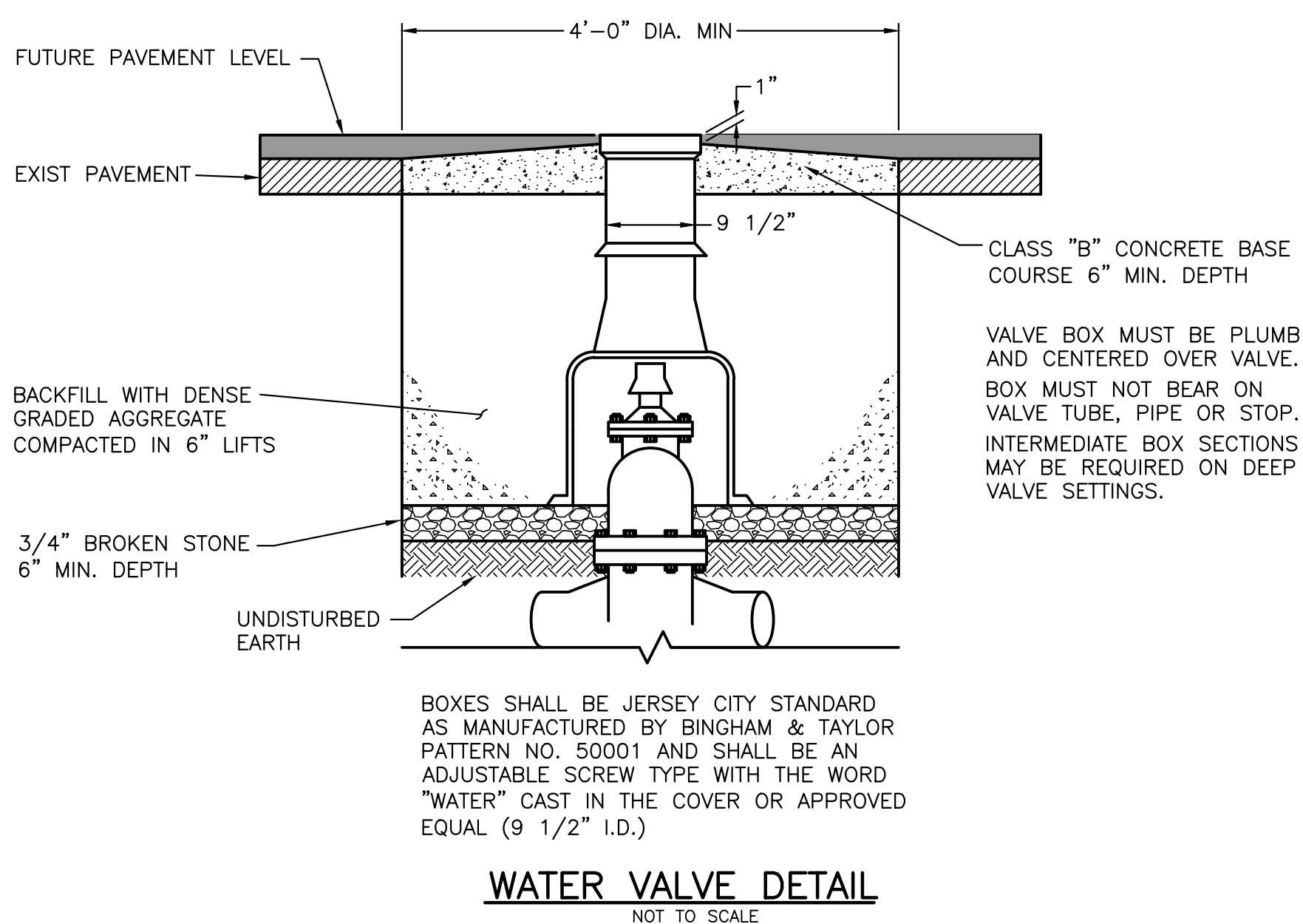
- NOTES:
- DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
  - WRAP ALL FITTINGS WITH VISQUEEN.
  - BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
  - BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
  - ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL SHALL BE BACKED.
  - REACTION BACKING TABLE IS BASED ON 100 P.S.I. AND SOIL BEARING PRESSURE OF 3,000 lb./sq.ft. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY ENGINEERS.
  - ALL CONCRETE SHALL BE 2500 P.S.I.



**VITRIFIED CLAY SEWER PIPE CONNECTION DETAIL**  
NOT TO SCALE



**JERSEY CITY SEWER SERVICE DETAIL**  
NOT TO SCALE



**GENERAL NOTES**

- THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION WITHOUT THE PROFESSIONAL ENGINEER'S RAISED SEAL AND SIGNATURE AND THE WORDS "ISSUED FOR CONSTRUCTION".



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**PROJECT:**

NEW CONSTRUCTION  
MULTI-FAMILY RESIDENTIAL  
306 JOHNSTON AVE  
JERSEY CITY, NJ 07305  
BLOCK: 17504 LOT: 16

**CLIENT:**

AM DEVELOPMENT, LLC

**CONSULTANTS:**

**CHISVETTE**  
ENGINEERING

320 LENOX AVENUE  
POMPTON LAKES, NJ 07442  
TEL: 973-897-7968  
FAX: 973-970-2010  
NJ CERT. OF AUTHORIZATION #24GA28246600

6/10/2020

MARK CHISVETTE  
PROFESSIONAL ENGINEER  
NEW JERSEY LIC. 228164

**ZONING SUBMISSION:**

PLANNING SUBMISSION: 10 JULY 2019

**PERMIT SUBMISSION:**

**PROGRESS:**

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/16/19	PLANNING BOARD SIGNATURE
2	03/11/20	PLAN CHANGES PER CLIENT REQUEST
3	06/09/20	PLANNING BOARD SUBMISSION

PROJECT NUMBER: PN19102  
DRAWN BY: S.T.

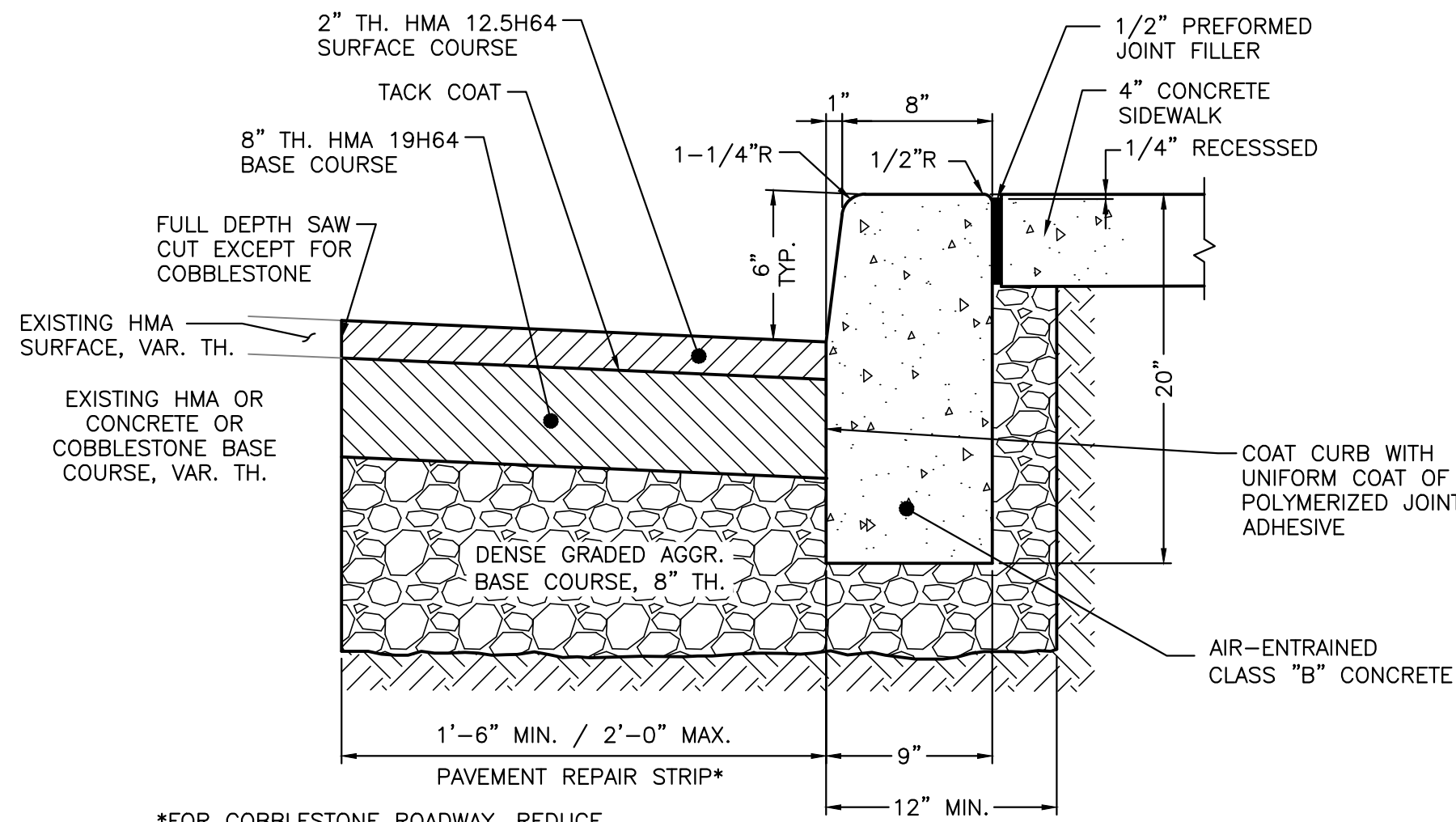
DESIGNED BY: M.C.  
CHECKED BY: M.C.

SHEET TITLE:  
CONSTRUCTION DETAILS

SHEET NO.:  
C-6

PAGE NO.:

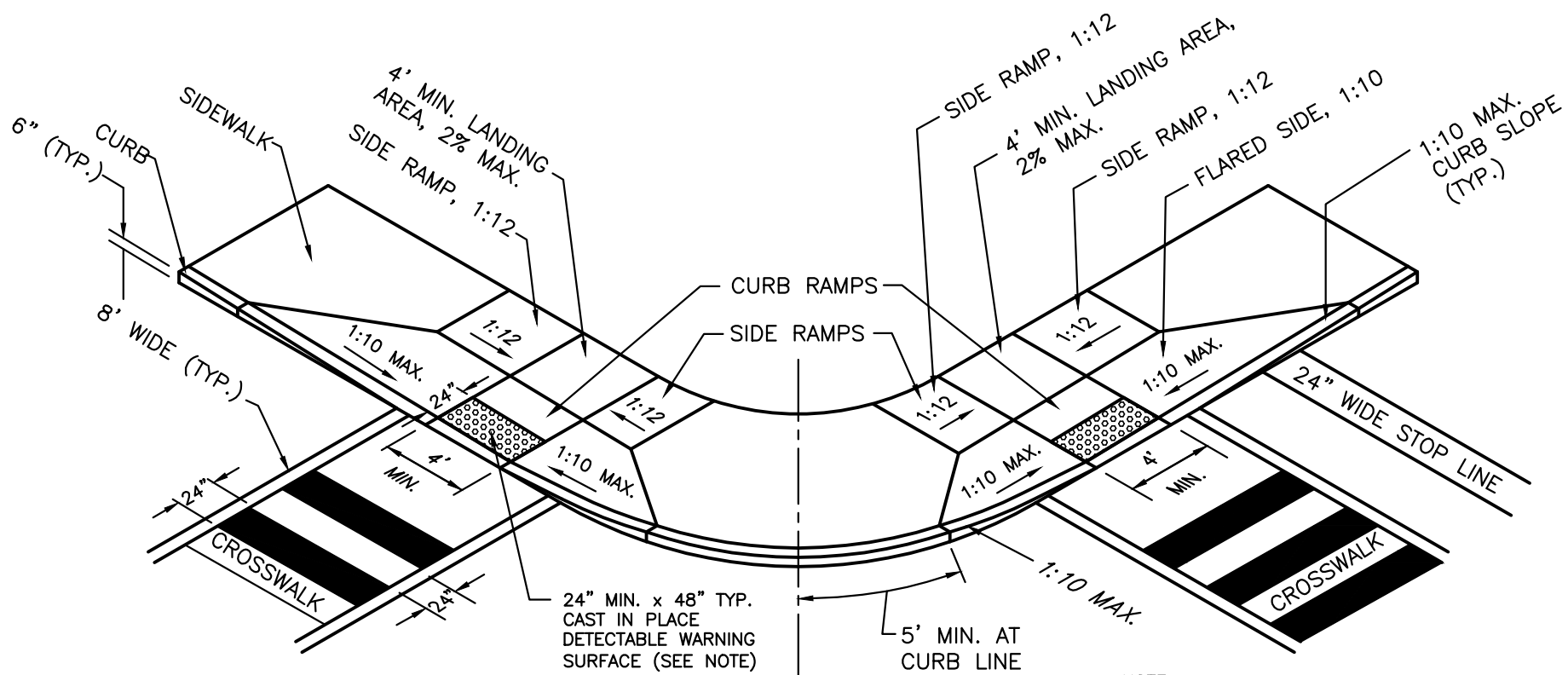




\*FOR COBBLESTONE ROADWAY, REDUCE REPAIR STRIP WIDTH TO 1'-0" AND INSTALL CLASS "B" CONCRETE FILL IN LEIU OF HMA BASE COURSE

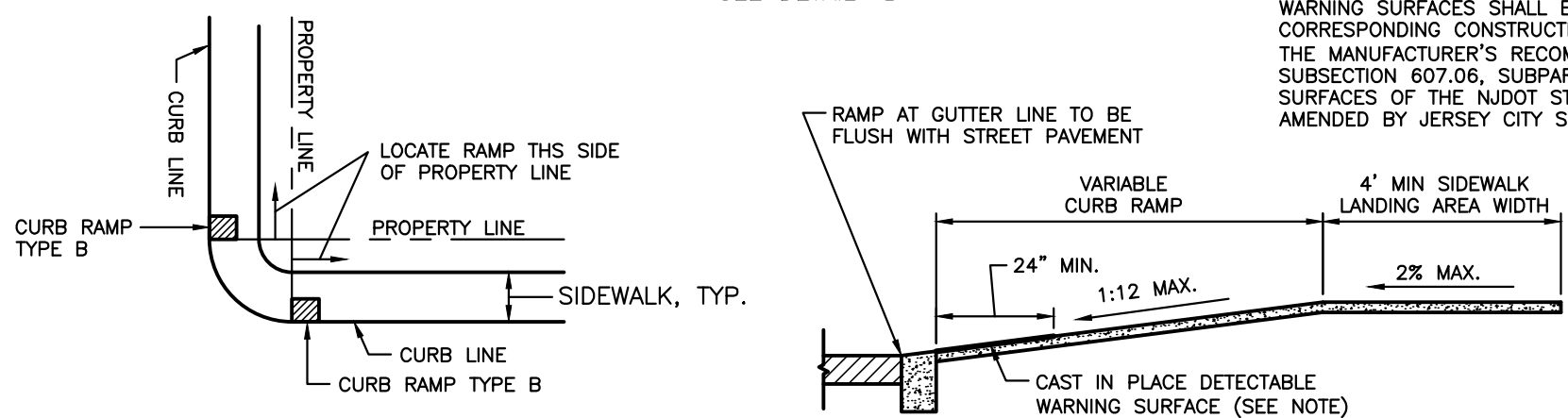
CONCRETE CURB DETAIL

NOT TO SCALE



DOUBLE ADA RAMP AND CROSSWALK DETAIL

SEE DETAIL "B"

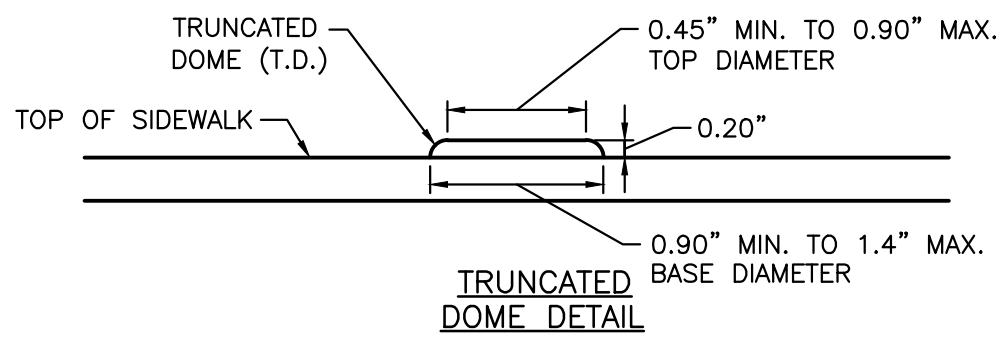


DETAIL "B"

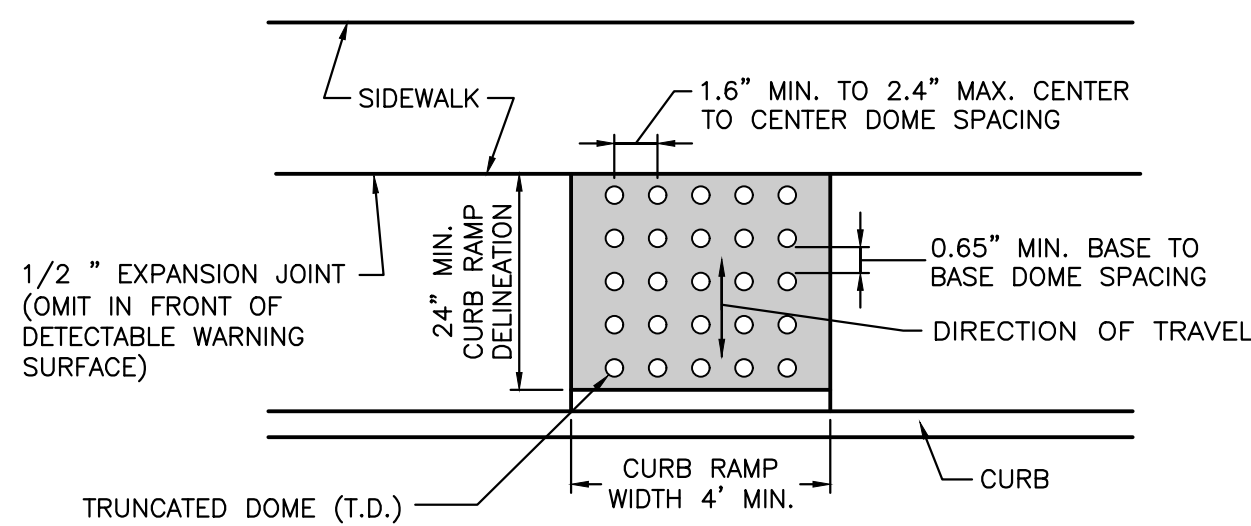
SECTION THROUGH RAMP

ADA RAMP DETAIL

NOT TO SCALE



TRUNCATED DOME DETAIL

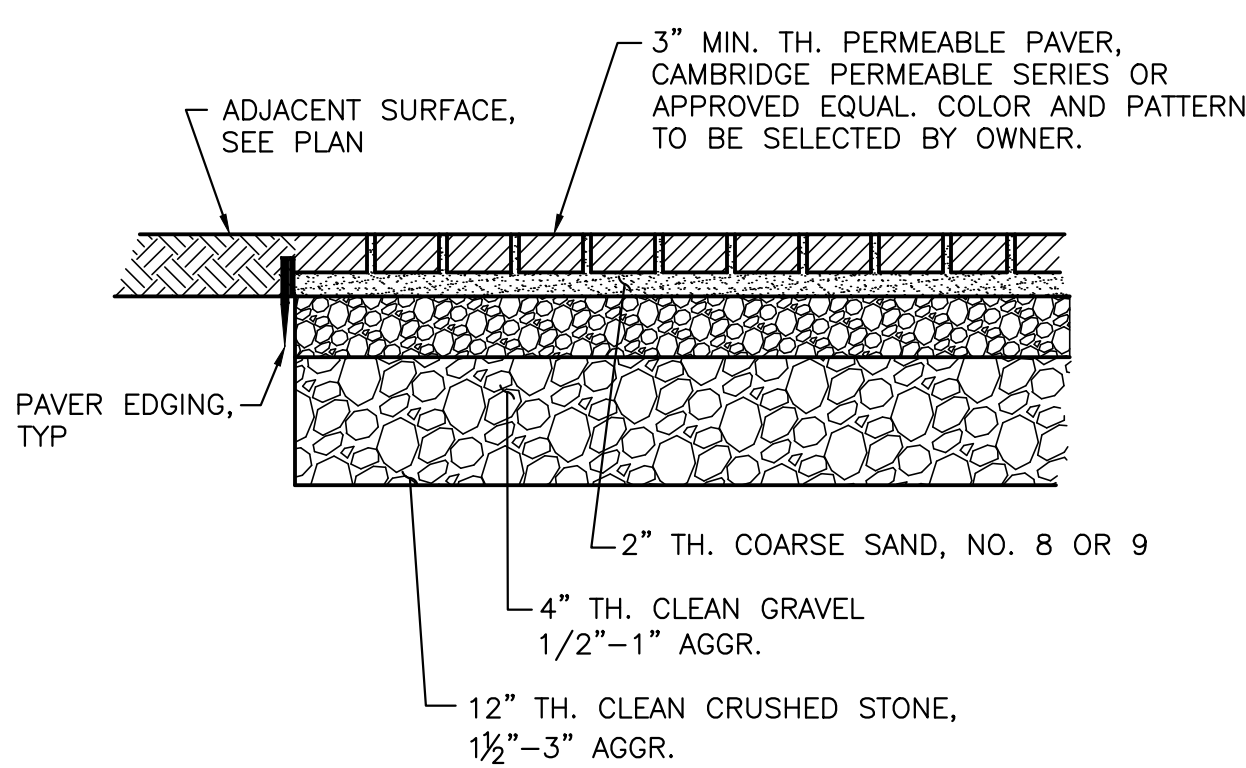


PLAN VIEW

- NOTES:
1. DETECTABLE WARNING SURFACE SHALL BE SAFETY RED COLOR ON CONCRETE OR 70% COLOR CONTRAST FOR OTHER SURFACES SUCH AS BRICK.
  2. CONTRACTOR SHALL PROVIDE A DETECTABLE WARNING SURFACE SUBMITTAL TO PROJECT ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

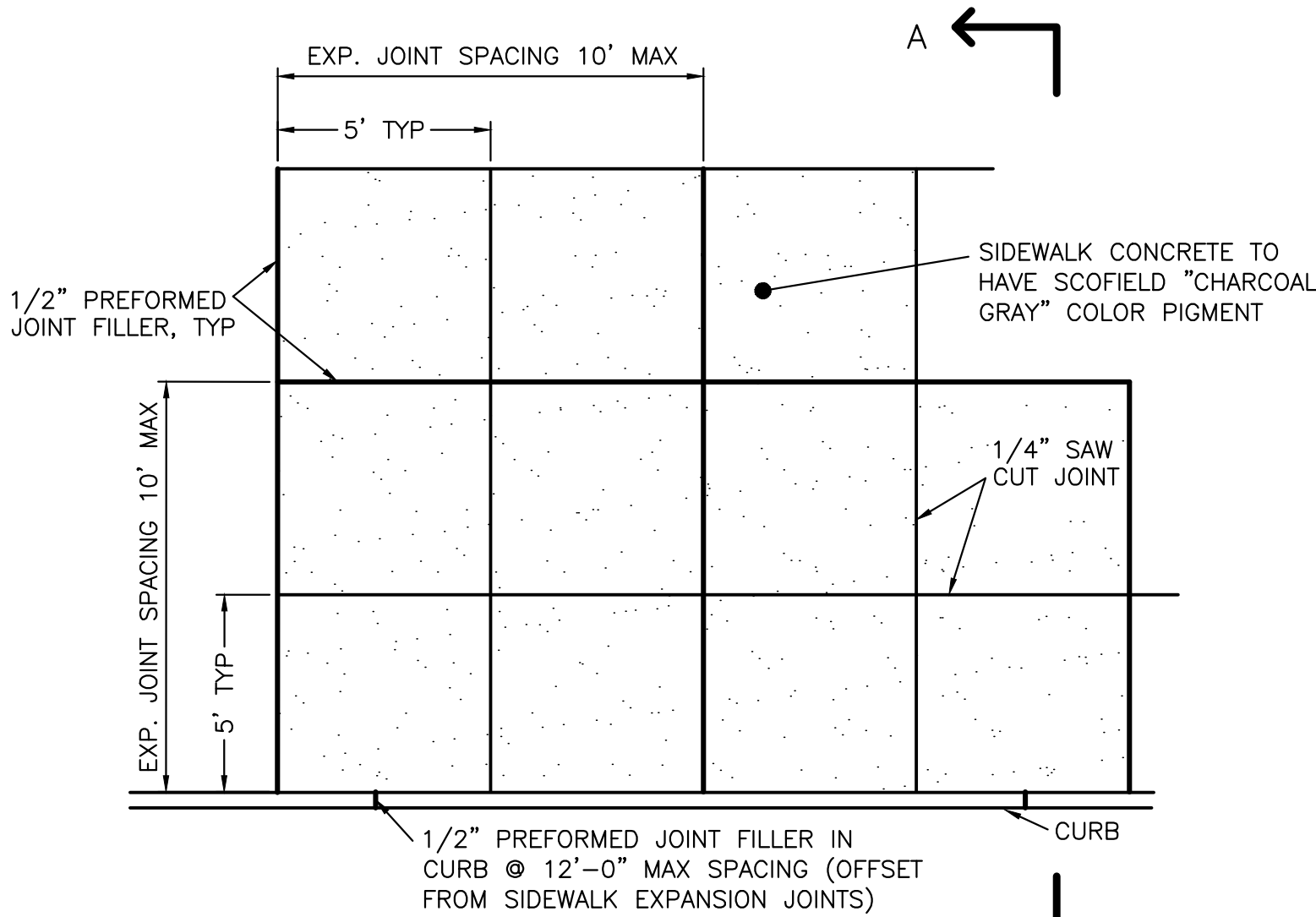
ADA RAMP DETECTABLE WARNING SURFACE DETAIL

NOT TO SCALE



PERMEABLE PAVER DETAIL

NOT TO SCALE

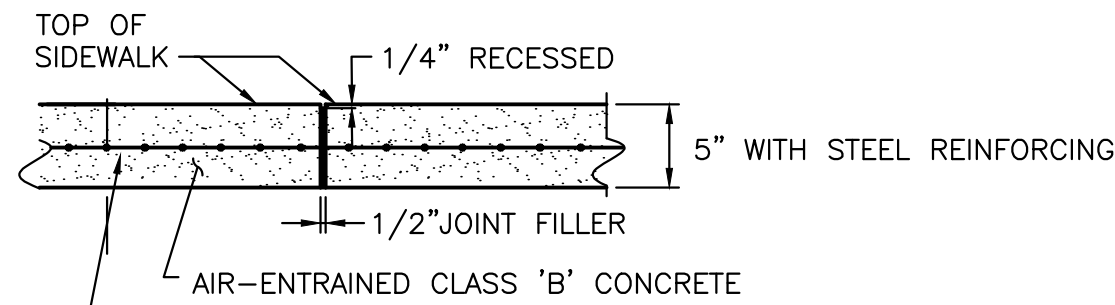


PLAN VIEW

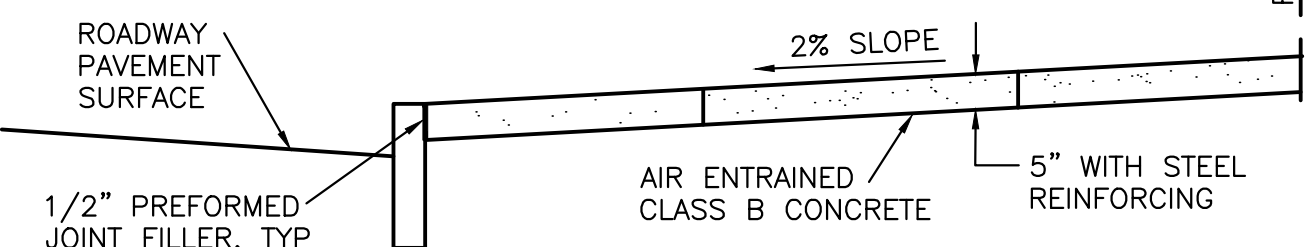
CONCRETE SIDEWALK DETAIL

NOT TO SCALE

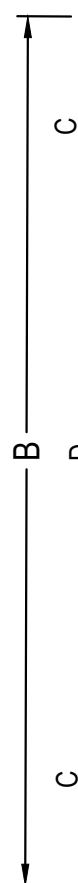
NOTE:  
EXPANSION JOINT FILLER SHALL BE PRE-FORMED BITUMINOUS FILLER CONFORMING TO AASHTO M-33, RECESSED 1/4" FROM TOP OF SIDEWALK.



SIDEWALK JOINT & SECTION DETAIL



SECTION A-A



TREE PIT & TREE PLANTING DETAIL

NOT TO SCALE

TREE PIT DIMENSION TABLE				
PIT DIMENSIONS	A	B	C	D
4' X 12' PIT	4'	12'	3'	6'
5' X 10' PIT	5'	10'	2.5'	5'

GENERAL NOTES

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NEW JERSEY LIC. #28164

ZONING SUBMISSION:

PLANNING SUBMISSION: 10 JULY 2019

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PROJECT NUMBER: PN19102  
DRAWN BY: S.T.  
DESIGNED BY: M.C.  
CHECKED BY: M.C.

SHEET TITLE:  
CONSTRUCTION DETAILS

SHEET NO.: C-7  
PAGE NO.: